

Application ref: 2024/3178/P
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Development Management
Regeneration and Planning
London Borough of Camden
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NewT design&build Ltd
13A WELLESLEY COURT
MAIDA VALE
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Leverton Street
London
NW5 2PG

Proposal:
Enlargement of the existing dormer to the rear roof.

Drawing Nos:
Design, Access and Heritage Statement; 01 Rev A; 02 Rev A; 03 Rev A; 04 Rev A;
Location Plan.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access and Heritage Statement; 01 Rev A; 02 Rev A; 03 Rev A; 04 Rev A; Location Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the enlargement of the existing dormer to the rear roof. The property is a four-storey mid-terrace town house with the fourth storey being within the roof space, and is situated within the Kentish Town conservation area, which it is considered to contribute positively to. The building is not listed. The building currently has dormers to the front and rear roof slopes, each measuring approximately 2m wide. It is proposed to extend the rear dormer to nearly the full width of the roof slope, with 0.2m gap to the boundary on both sides. The finished dormer would measure approximately 5m wide and 2.14m high. It would be set back 0.2m from the eaves and finished in materials to match the existing roof. The dormer covering will be clad in tiles to match the existing roof and the windows will be timber framed to match the existing property.

Although full width dormers are not usually supported in conservation areas, it is noted that there are already a number of both large and full width dormers of varying designs within the street scene in this location (no.40 which features a full width dormer to the front, no.34 which has wider front and rear dormers, and nos.42-48, which have full width front and rear flat roof projections). It is considered that the principle of full width rear dormers in this location is established and that this proposal would not disrupt an existing pattern of uniformity or fail to preserve an original roofline.

The rear dormer's location, materials, design and scale ensures that it does not appear as a dominant addition at roof level and due to its location in the middle of a terrace is not readily viewable from the public realm. The materials used, including the timber windows and tiling to match, would also be sympathetic to the existing building and surrounding area. The design of the proposed dormer is therefore not considered to be to the detriment of the character or appearance of the building or the wider conservation area.

The dormer windows would not give rise to any additional privacy concerns due to the fact that there is already a rear dormer window on the property and no new opportunities for overlooking would be created. Due to the nature of the proposed works, it is considered that the proposal would not result in

substantial harm to the amenity of neighbouring occupiers.

No objections were received prior to the determination of this application. Kentish Town Neighbourhood Forum and Kentish Town CAAC were both notified but did not comment.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with The London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer