

Application ref: 2024/3248/P
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Date: 24 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Discount Plans LTD
39 - 41 North Road,
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
168 Leighton Road
London
NW5 2RE

Proposal: Erection of a roof conversion

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the creation of an additional floor by means of a roof extension. The property is a three-storey mid-terrace town house, it is not within a conservation area, but it's locally listed as a collection with the other properties in the terrace (142-186). The building currently has a butterfly roof with a central valley and a front parapet wall that hides the roof form in views from the street. It is proposed to erect an additional floor by means of an extension with a dual pitch roof over. The existing chimney stacks to either side of the roof will be retained. The front elevation of the extension will have a near full-height window surrounded by lead cladding and at the rear there will be two individual windows and the elevation will be tile clad to match the existing property. The roof will also be tile clad. The roof extension will be set back from the front parapet of the building in order to lessen the bulk of the development and retain the parapet feature of the property.

Other properties within the terrace have received similar designed roof extensions including 164, 170, 172, and 180 Leighton Road. 170 has a roof extension that shares the appearance of the proposal including the full height glazing to the front elevation and gable end. It is considered that the principle of roof extensions in this location is established.

The proposal's location, materials, design and scale, combined with other roof extensions to the terrace ensures that it does not appear as a dominant addition at roof level. Its location in the middle of the terrace set back from the front parapet of the property, as well as the property being set down lower than 170 Leighton Road also reduces the impact on the view from the public realm. The design of the proposed roof terrace is therefore not considered to be to the detriment of the character or appearance of the building in this mid-terrace location. The windows would not give rise to any additional overlooking concerns as there are already roof extensions on adjoining properties. It is not considered that the proposal would result in any harm to amenities of neighbouring occupiers.

No objections were received prior to the determination of this application. Kentish Town Neighbourhood Forum were notified and registered a "no comment". The Conservation Officer did not object to the proposal.

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 Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with The London Plan 2021, the Kentish Town Conservation Area Appraisal and Management Strategy 2011 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