

Application ref: 2024/4430/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Office S&M Architects
Office S&M Architects
18 Ashwin Street
Hackney
London
E8 3DL
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
132 Leighton Road
London
Camden
NW5 2RG

Proposal:

Installation of a new external staircase within the front terraced garden, incorporating a bin store and bike shed. Installation of a new set of doors within the existing window opening and replacement of windows at the rear elevation.

Drawing Nos: Design and Access statement; Heritage Statement;
132LeightonRoad_001_SiteLocationPlan;
132LeightonRoad_002_Existingblockplan;132LeightonRoad_0010_ExistingLowerGroundFloorPlan;
132LeightonRoad_0011_ExistingUpperGroundFloorPlan;
132LeightonRoad_0020_ExistingStreetElevation;
132LeightonRoad_0021_ExistingFrontElevation;
132LeightonRoad_0022_ExistingRearElevation;
132LeightonRoad_0031_ExistingSectionBB; 132LeightonRoad_003_Proposedblockplan;
132LeightonRoad_0110_ProposedLowerGroundFloorPlan;
132LeightonRoad_0111_ProposedUpperGroundFloorPlan;
132LeightonRoad_0120_ProposedStreetElevation;
132LeightonRoad_0121_ProposedFrontElevation;
132LeightonRoad_0122_ProposedRearElevation;
132LeightonRoad_0131_ProposedSectionBB; 24538_132LeightonRoad_Heritage

Statement; 24538_132LeightonRoad_DAS

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 and Access statement; Heritage Statement;
132LeightonRoad_001_SiteLocationPlan;
132LeightonRoad_002_Existingblockplan;132LeightonRoad_0010_ExistingLowerGroundFloorPlan;
132LeightonRoad_0011_ExistingUpperGroundFloorPlan;
132LeightonRoad_0020_ExistingStreetElevation;
132LeightonRoad_0021_ExistingFrontElevation;
132LeightonRoad_0022_ExistingRearElevation;
132LeightonRoad_0031_ExistingSectionBB;
132LeightonRoad_003_Proposedblockplan;
132LeightonRoad_0110_ProposedLowerGroundFloorPlan;
132LeightonRoad_0111_ProposedUpperGroundFloorPlan;
132LeightonRoad_0120_ProposedStreetElevation;
132LeightonRoad_0121_ProposedFrontElevation;
132LeightonRoad_0122_ProposedRearElevation;
132LeightonRoad_0131_ProposedSectionBB;
24538_132LeightonRoad_Heritage Statement; 24538_132LeightonRoad_DAS

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the formation of external steps to the lower ground floor level from the front garden. Multiple neighbouring properties (nos. 101-127

and no. 134 Leighton Road) feature front external staircases of varied designs. Given the siting and design, the steps would not harm the heritage or appearance of the building or the wider Conservation Area. Also proposed are a bike shed and bin store in the front garden. These would be of a modest size, appropriate to the scale of the house, and, situated behind the front boundary wall, barely visible from the street.

The window at lower ground floor level will be replaced by a new pair of doors. The doors will match the width of the original opening, improving accessibility and light levels and there will be no harm to the appearance of the building in the Conservation Area or the amenity of any neighbouring occupiers.

The proposal includes minor alterations to the rear elevation of the dwelling. Existing UPVC windows will be replaced with a painted timber frosted window in a traditional style.

These changes are considered minor and are acceptable in environmental terms, respecting the historic character of the host building and the wider Kentish Town Conservation Area and Neighbourhood Forum.

Special regard has been given to preserving and enhancing the Kentish Town Conservation Area, as required under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not adversely affect the amenity of adjoining or nearby residential occupiers in terms of light, outlook, or privacy.

No objections were received during statutory consultation. The planning history of the site has been considered in this decision.

The proposal complies with Policies A1, D1, and D2 of the Camden Local Plan 2017, Policy D3 of the Kentish Town Neighbourhood Plan, and the policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.

- 3 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).

- 4 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.

5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1.

The planning application was made before 12 February 2024.

2.

The planning permission is retrospective.

3.

The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4.

The permission is exempt because of one or more of the reasons below:

•

It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

•

It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with

biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

•

The application is a Householder Application.

•

It is for development of a “Biodiversity Gain Site”.

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It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 centered on the page.

Daniel Pope
Chief Planning Officer