

Application ref: 2024/4211/P  
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Date: 26 March 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
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Whittaker Parsons Ltd.  
111 Charterhouse Street  
London  
EC1M 6AW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**119 Leighton Road**  
**London**  
**NW5 2RB**

Proposal:  
Erection of full-width lower ground floor single storey extension following demolition of existing, replacement windows to all elevations, external wall insulation with rendered finish

Drawing Nos: (23100) Site Location Plan E001 P2, E002 P2, E010 Rev A, E011 Rev A, E025 Rev A, E026 Rev A, E050, P100 A, P101 A, P125 A, P126 A, P150, Design and Access Statement September 2024, Site inspection Report 02 December 2024

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:

(23100) Site Location Plan E001 P2, E002 P2, E010 Rev A, E011 Rev A, E025 Rev A, E026 Rev A, E050, P100 A, P101 A, P125 A, P126 A, P150, Design and Access Statement September 2024, Site inspection Report 02 December 2024

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.

- 4 Roof Terrace

The roof of the single storey lower ground floor rear extension hereby permitted shall only be used in connection with the repair and maintenance of the extension and at no time be used as an amenity or sitting out area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The site is a four-storey terraced house located on the northern side of Leighton Road. The property is not listed or locally listed and is not within a Conservation Area; however, it is within the Kentish Town Neighbourhood Plan area.

The proposed single-storey extension would be at lower ground floor level and infill the area between the existing rear closet wing and boundary wall. The existing rear closet wing would be demolished and replaced by the proposal to the same depth. The proposal also matches the height and depth of the neighbouring full-width extension at number 121 Leighton Road and match the height of the neighbouring existing extension at number 117 Leighton Road. The footprint of extension would be within the existing hardstanding area of the garden. The use of black brick work, with a cork render band and metal framed sliding doors will contrast with the host building's white render presenting a clear distinction between the original building and later addition. Given its location at lower ground level the visibility of the extension's elevation would be limited to the host property's garden. As the proposal would be sited beneath the existing boundary walls, visibility from neighbouring properties would be limited and it would not be prominent in wider views. There is a varied pattern

of development to the rear of the terrace, with infill rear extensions and half width extensions to a greater depth, and the proposal would respect the prevailing pattern of development in the area. As such, the proposal is considered subordinate in location, form, and footprint, and scaled to respect the original design of the host building and the terrace. An acceptable amount of garden space would be retained.

The two fixed rooflights and one openable rooflight to the extension would have minimal visibility as they would be positioned behind the angled parapet of the extension. The proposed timber sash windows are like-for-like replacements in size, type, materials, and detailed design, except for the glazing, they would match the existing as closely as possible. The proposed external wall insulation would have a minimal projection and the rendered finish would be sympathetic to the existing appearance of the host building. The works would also improve the energy efficiency of the building which is welcomed. Overall, the detailed design is considered sympathetic to the character and appearance of the existing building.

The nearest residential properties that would be affected by the proposal lie east and west of the site at numbers 121 and 117 Leighton Road, respectively. Given the existing lower ground floor rear extension at both sites, the proposal is not anticipated to create any additional impacts to any neighbouring residential amenity in terms of loss of privacy, daylight, or outlook. As the flat roof would be level with the neighbours, a condition is included in this decision to restrict the use of the roof to be accessed for maintenance purposes only. This would ensure there would be no potential for direct overlooking into the gardens of the neighbouring properties.

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.

The Kentish Town Neighbourhood Forum confirmed they have no comments on this proposal and the council received no comments prior to making this decision which it considered. The council also considered the area's planning history and relevant appeal decisions when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, and D1 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 and the National Planning Policy Framework 2024.

- 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 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](http://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.

- 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 the application 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".
  - 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer