

Delegated Report		Analysis sheet		Expiry Date:		06/10/2014	
		N/A		Consultation Expiry Date:		04/09/2014	
Officer				Application Number(s)			
Obote Hope				2014/4808/P			
Application Address				Drawing Numbers			
Ground floor flat 59 Leverton Street London NW5 2NX				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation to condition 3 (development in accordance with approved plans) granted under permission reference 2013/7186/P dated 06/01/14, namely for alterations to rooflights and fenestration to the rear elevation.							
Recommendation(s):		Grant conditional permission					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 13/08/2014 until 03/09/2014. A press notice was placed in the Ham and High on 14/08/2014 (expired 03/09/2014). No representations have been received.					
CAAC comments:		Kentish Town CAAC's was consulted and no comments received					

Site Description

The application site relates to a three storey terraced with mansard roof extension located on the west side of Leverton Street, to the rear of the property lies on Riley Mews. The property has been subdivided into self-contained units on the ground floor and maisonette on the upper floors, the surrounding area is predominately residential.

The application site is located in the Kentish Town Conservation Area a designated.

Relevant History

Application site

Full planning application, reference **2013/7186/P**, was granted on **03/01/2014** for Erection of a full width rear extension with inner courtyard, following the demolition of existing rear addition all associated with existing ground floor flat (Class C3).

Full planning application, reference **2013/1528/P**, was granted on **30/05/2013** for Erection of dormer roof extension to rear elevation and installation of 2x rooflights to front roofslope in connection with creating additional room at roof level.

Full planning application, reference **8903035**, was refused on **09/05/1989** for Erection of a rear first floor extension to provide a studio flat as shown on drawing nos JMJ/01.

Full planning application, reference **9300283**, was refused on **09/03/1993** Erection of a roof extension plus roof terrace as shown on one un-numbered drawing.

Full planning permission, reference **9300775**, was granted on **02/06/1994** for erection of a mansard roof extension as shown on one un-numbered drawing.

Full planning permission, reference **5708**, was granted on **30/08/1968** for The Conversion of 59 Leverton Street, Camden into a self-contained flat on the ground floor and a self-contained maisonette in the upper floors.

Relevant policies

National Planning Policy Framework 2012

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 - Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1 - Design

CPG6 - Amenity

Kentish Town Conservation Area Appraisal and Management Strategy 2011

Assessment

- 1.1 Planning permission (ref: 2013/7186/P) was granted in January 2014 for the erection of a full width rear extension with inner courtyard, following the demolition of existing rear addition all associated with existing ground floor flat (Class C3).
- 1.2 The current application seeks amendments to the permission. The proposed amendments are:
- Alterations to the fenestration to the rear elevation at ground floor level;
 - Finish the proposed rear extension in London Bricks; and
 - Lower the roof to the north elevation;
- 1.3 The proposed amendments will be considered in terms of design and amenity. All other aspects of the proposal will remain the same. For a full assessment against all material considerations see the case officers report for previous application (ref: 2013/7186/P).
- 1.4 **Design**
- 1.4.1 On the east elevation the main change is the lowering of a section of the roof to the north elevation. The roof would be lowered by 0.2m this is a slight decrease in height and would appear similar to that previously approved.
- 1.4.2 On the northern end, the proposal includes the finishing of the walls, the proposed rendered wall would be completed in London bricks. The height of the glazing would be reduced by 0.2m from 2.5 – 2.3m along with the design of the proposed door that would be changed to include a series of glazing panels.
- 1.4.3 The proposal also includes some alterations to the fenestration at the southern end. This results in the installation of 3 x fan lights and the installation of glazing panels within the proposed door frame. The design and position compliments the fenestration elsewhere on the extension.
- 1.4.4 It is considered that the traditionally designed of the double glazed doors and timber framed windows would be of a high quality and would subtly respond to its setting, hidden from public view. It is not considered to detrimentally impact on the character or appearance of the area.
- 1.5 **Amenity**
- 1.5.1 The proposed additional windows are a ground floor level only and would not harm neighbour amenity in terms of overlooking.
- 1.6 **Recommendation: Grant conditional permission**