

Mr. Steve Moore
SM Plans
4a Ridgmont Road
St. Albans
Herts
AL1 3AF

Application Ref: **2015/1155/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

30 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
65A Leverton Street
London
NW5 2NX

Proposal: Single storey rear extension to ground floor flat.

Drawing Nos: NL/15.01, NK/12.01, NK/12.02, NK/12.03, Roof 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

NL/15.01, NK/12.01, NK/12.02, NK/12.03, Roof Plan.

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

Informative(s):

- 1 Reason for granting

The proposed single storey rear extension is subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings. Mono pitched single- storey rear extensions are common features of properties on the west side of Leverton Street. Most properties in the vicinity of the subject site have been extended with either full-width extensions (notably adjacent nos. 61 and 63) or two storey extensions like those of nos. 67 and 69 adjacent to the north. The proposed full-width single-storey extension reduces the depth of the existing extension to match the depth of the adjoining full width extension to the south.

Full-width rear extensions are usually contrary to SPG as they can distort the historic footprint of groups of buildings creating solid in-fills between detached single-storey rear closet wings. However, the overall size, height and footprint of the proposed extension would be relatively small and it would not be visible from the Railey Mews, as an existing high boundary wall, which runs along the Mews, would screen the extension. Therefore the proposal is considered satisfactory.

The rear garden amenity space would not be unduly compromised by the increase in footprint of the rear extension and is satisfactory. The proposed choice of materials, i.e. London stock bricks and timber framed doors, are considered to be appropriate for the house. As such, the proposed extension is single storey and its limited visibility would have a limited impact on the character and appearance of the conservation area.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment