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Application Ref: **2015/5750/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

12 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 Leighton Grove
London
NW5 2QP

Proposal:
Demolition of existing lower ground floor rear extension and erection of a three-storey rear extension.

Drawing Nos: Design & Access Statement, Location Plan, Drg P01, P02, P03, P04, P05, P06, P07 & P08

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 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 Design & Access Statement, Location Plan, Drg P01, P02, P03, P04, P05, P06, P07 & P08

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

Informative(s):

- 1 Reason for granting

The proposed three storey rear extension is considered to be in accordance with Camden's development plan policies. The lower ground floor rear extension would be greater in width than the two storeys above, forming a larger base. The upper ground floor rear extension would project to the same depth as the lower ground floor level below but the third storey extension, projecting from flat B, would project approximately half the depth to the rear.

The width of the rear extensions extend approximately to half of the width of the rear elevation and appear to be subordinate to the host property and reflect the rear elevation of the neighbouring property. The section of spiral staircase leading from the lower ground floor to the upper ground floor level of flat A, would be replaced with a straight flight section. The fenestration would have sash windows matching the existing windows of the host property. The alterations to the door to the rear at lower ground floor of flat B on the first floor is not considered to be detrimental. Overall the proposed rear extension and associated alterations would comply with guidance in CPG1.

The adjacent building no 30 has a similar rear extensions as the rear extension proposed on the application property. The extension does not project beyond the building line of the neighbouring property and therefore the potential harm caused by overshadowing and outlook would be negligible. The potential impact upon the privacy of neighbouring gardens is also considered to be reasonable as both the upper two storeys of the proposed rear extensions serve non-habitable bathrooms and no side facing windows are proposed. The proposal is considered to comply with guidance in CPG6 and Policy DP26.

11 Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 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 2011; and paragraphs 14, 17, 56-66 and 125-141 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.
- 4 The applicant is reminded that the use of a flat roof adjacent to a balcony opening cannot be used as an external balcony, roof garden or similar amenity area without full planning permission. This is in order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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