

Mr. William Pottinger  
Savage & Pottinger Design  
1 Eton Garages  
London  
NW3 4PE

Application Ref: **2015/6936/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

3 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**38 Leighton Grove**  
**London**  
**NW5 2QP**

Proposal:  
Erection of single storey rear extension.  
Drawing Nos: 1522/TP/01/r1, 1522/TP/02, 1522/TP/03/r1 and Design and Access Statement dated November 2015.

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: 1522/TP/01/r1, 1522/TP/02, 1522/TP/03/r1 and Design and Access Statement dated November 2015.

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

Informative(s):

- 1 Reasons for granting permission:

The single storey rear extension would be a relatively modest addition to the host building; measuring a maximum height of 2.9m high and set back by 1.8m from the rear building line of the existing single storey closet wing extension. With a footprint of less than 10sqm, the extension is considered a subordinate addition; and the use of matching materials, doors and windows would ensure the development is complementary to the host dwellinghouse. The development would not be visible from the wider public realm and is not considered to harm the character and appearance of the host building or the surrounding area.

The extension would leave a small internal courtyard area which would ensure the rear bedroom still receives adequate light levels; and the sloping roof towards the boundary with no. 39 would ensure the proposal would not harm the level of daylight/sunlight entering the adjoining neighbour. The neighbouring property features a small obscure-glazed window on the ground floor rear elevation, and the rooflights to the side roofslope of the proposed extension would be obscure-glazed. The development is therefore not considered to harm the amenity of neighbouring occupants in terms of outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site was taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

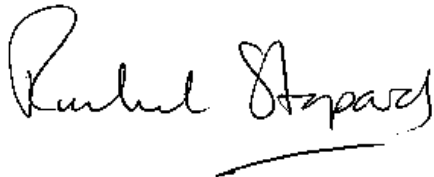
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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



Rachel Stopard  
Director of Culture & Environment