

Mr. Michael Beacham
Beacham Architects
22 Vulcan Way
London
N7 8XP

Application Ref: **2016/0310/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

8 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
170 Leighton Road
London
NW5 2RE

Proposal:
External alterations including erection of single storey lower ground floor side/rear infill extension, single storey first floor rear extension and single storey roof extension.

Drawing Nos: P102 B, P100 C, P101 D, E100, E000, E101

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 P102 B, P100 C, P101 D, E100, E000, E101.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extension is acceptable in principle as the terrace of buildings here has several large roof extensions of similar size and design already which have impaired the roofline and which set a precedent for future extensions. Furthermore, the proposed first floor rear extension is considered acceptable in design terms as it would be built to the same height and depth as the neighbouring extension at No.172. The materials and windows proposed are acceptable, ensuring the extensions are in keeping with the context and character of the host and neighbouring dwellings.

At lower ground floor level a small gap would be left between the proposed side infill and rear extensions to ensure the original form of the host dwelling is not lost as a result of the development. Therefore, the proposed scheme overall is considered not to harm the character and appearance of the host building and surrounding streetscene.

The size, scale and location of the proposed extensions would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

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 alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 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.

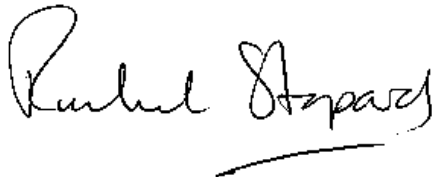
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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