

Ms Julia Meyersohn  
Flat A  
131 Leighton Road  
LONDON NW5 2RB

Application Ref: **2016/3565/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

22 August 2016

Dear Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A  
131 Leighton Road  
London  
NW5 2RB**

Proposal:

Erection of single storey rear/side infill extension to dwelling house (Class C3)

Drawing Nos: 52/PL01; 52/PL02; 52/PL03; 52/PL04; 52/PL05; 52/PL06 Rev B; 52/PL07  
Rev A; 52/PL08 Rev A; 52/PL09; 52/PL10 Rev A; 52/PL15; 52/DAS01

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 52/PL01; 52/PL02; 52/PL03; 52/PL04; 52/PL05; 52/PL06 Rev B; 52/PL07 Rev A; 52/PL08 Rev A; 52/PL09; 52/PL10 Rev A; 52/PL15; 52/DAS01

Reason:

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

#### Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear/side infill extension to the lower ground floor flat, due to its siting, depth, height and high quality design and materials, is considered, on balance, to be an acceptable addition that would not appear dominant in the context of the host building or the streetscene. It would not extend further behind the existing rear building line of the host building and as such would maintain a subordinate appearance when viewed from the rear. The proposed materials would ensure the addition appears lightweight and the inclusion of a large aluminium frame window to the rear is considered acceptable given the presence of the external staircase to the rear so as to allow for additional natural light and would match the design of the extension. The proposed green roof is encouraged as per CPG3 however a condition is recommended for the submission of additional detail to ensure the proposal complies with all relevant sustainability requirements.

In terms of residential amenity, no impact in terms of privacy, outlook or loss of natural light to the neighbouring properties would result given the proposed pitched

roof design with a height of 2.5m along the boundary of the extension. Although the proposal would be adjacent to the rear facing windows or No. 129 Leighton Road, the orientation of the site with the rear gardens facing north, and the scale of the extension would ensure no significant impacts to this property in terms of loss of natural light or overshadowing would occur. No side facing windows are proposed therefore no loss of privacy would result.

A comment was received querying some additional information for the proposal, as this has been submitted and the comment was not further expanded to, it is considered that no objections were received and the site's planning history and pre-application discussions has been considered as part of this assessment.

As such, the proposed development is in general accordance with Policy D3 of the Kentish Town Neighbourhood Plan, Policy CS5 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, and the London Plan 2016 and the NPFF.

- 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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

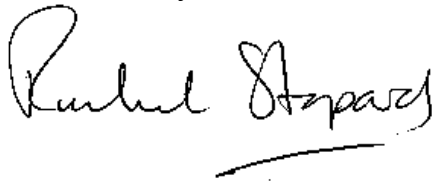
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities