

Mr Jean Dumas  
Trellik Design Studio  
Unit 1A Hazlewood  
Golborne Gardens  
London  
W105DT

Application Ref: **2015/7198/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

23 September 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**66 Leighton Road**  
**London**  
**NW5 2QE**

Proposal:

Erection of single-storey infill extension at rear lower ground floor level; and alterations to fenestrations to dwellinghouse.

Drawing Nos: Location plan; 1502-EX-010 Rev P1; 1502-EX-011 Rev P1; 1502-EX-012 Rev P1; 1502-EX-020 Rev P1; 1502-EX-021 Rev P1; 1502-EX-030 Rev P1; 1502-EX-031 Rev P2; 1502-EX-300 Rev P1; 1502-P-SITE Rev P3; 1502-P-110 Rev P3; 1502-P-111 Rev P3; 1502-P-112 Rev P3; 1502-P-120 Rev P3; 1502-P-121 Rev P3; 1502-P-130 Rev P3; 1502-P-131 Rev P3; 1502-P-200 Rev P3; 1502-P-201 Rev P3; 1502-P-300 Rev P3; 1502-P-301 Rev P3; 1502-Planning Statement, ADL Planning Limited ; 1502-Structural Report, Cambridge Architectural Research Ltd, 2714\_66 Rev A.

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 [Location plan; 1502-EX-010 Rev P1; 1502-EX-011 Rev P1; 1502-EX-012 Rev P1; 1502-EX-020 Rev P1; 1502-EX-021 Rev P1; 1502-EX-030 Rev P1; 1502-EX-031 Rev P2; 1502-EX-300 Rev P1; 1502-P-SITE Rev P3; 1502-P-110 Rev P3; 1502-P-111 Rev P3; 1502-P-112 Rev P3; 1502-P-120 Rev P3; 1502-P-121 Rev P3; 1502-P-130 Rev P3; 1502-P-131 Rev P3; 1502-P-200 Rev P3; 1502-P-201 Rev P3; 1502-P-300 Rev P3; 1502-P-301 Rev P3; 1502-Planning Statement, ADL Planning Limited ; 1502-Structural Report, Cambridge Architectural Research Ltd, 2714\_66 Rev A. ]

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed single-storey full-width extension measures 2m (d) x 3m (w) 2.75m (h); and it would replace a half-width single-storey glazed extension plus small out-building. At the rear of the buildings (nos.66-70) the rear extensions are inconsistent in scale and proportions and non-uniform and is atypical of rear closet wings. The simple modern design of brick walls, glazed roof and largely glazed rear elevation would be subordinate and complement the host building. Whilst the development would have some impact in terms of the removal of a small out-building at the rear, it would not be visible from the public realm and as the building does not form part of a uniformed unimpaired terrace this is not considered to be harmful to the host building or the Conservation Area. Due to the proposed extensions design, scale 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 have been received prior to making this decision. The sites 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 the listed building and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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; and policy D3 of Kentish Town Neighbourhood Plan. The proposed development also accords with policies of the London Plan March 2016; and the National Planning Policy Framework.

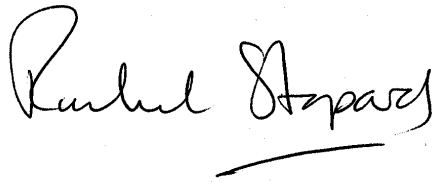
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 that reads "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard  
Executive Director Supporting Communities