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Application Ref: **2016/0456/L**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

23 September 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Internal and external works in association with 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details at a scale 1:10 of the three new sash windows plus section drawings showing typical glazing bars and moulding profiles at scale 1:2;

b) Detailed drawings of the proposed treatment of the lightwell, front boundary wall and steps, including;

c) Section and elevation details of the proposed railing finials at a scale 1:2; and also covering the new basement-level door, metal staircase, and tiled finish to the steps.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

## Informative(s):

### 1 Reasons for granting listed building consent:

This Grade II listed building did not have an original or historic closet wing, but the current extension essentially sits in the area of the footprint of a collection of outbuildings which were erected at a later date. The proposed full-width extension would extinguish this association with the demolished outbuildings, but would respect the historic width of the main house by introducing a masonry elevation around the area of the party boundary. A full width largely glazed extension across the relatively narrow plot does not otherwise adversely obscure the historic layout. This also mitigates the loss of one remaining brick outbuilding, which is of very limited historic significance. Owing to earlier works (2004), no historic fabric would be lost from the rear elevation of the house, but sufficient masonry will be retained to appropriately separate the historic volume of the main basement room from the new extension.

Additionally, the applicant has submitted revised drawings of the proposed internal and external works of alterations to demonstrate and promote value without compromise to or cause harmful effect or loss of historic fabric of interest of the host building. Given numerous modern unsympathetic alterations to the building, the proposals that form part of this permission are considered acceptable because they would sustain the significance of this Grade II listed building.

Front elevation/ lightwell area: Refurbishment within the lightwell area, with installation of a metal stair and the addition of a solid timber door to reinstate access from the basement; and would use appropriate materials to enhance appreciation of the original character of this space. Railings would replace the dwarf wall which is considered an improvement to the quality of the space and represents an acceptable historic reinstatement; and installation of tiles to the front steps.

Ground and basement floor: No changes proposed to the existing timber staircase from ground-floor and above along with the Yorkstone slab. The panelled timber archway and dais around the landing will also be retained. The removal of the modern timber stair from ground floor to basement and its replacement with shorter stair increasing headroom is acceptable.

First and second floors: On the first and second floors the existing plan-form of the rear rooms has already, compromised. The revised partitioning proposed would be less intrusive, sitting more legibly within the room volume and over the floor structure. On the second-floor, the reorganisation will beneficially reveal the chimneybreast within the room volume. To reuse servicing for the first-floor en-suite without damaging the floor structure, a raised floor will connect the two rooms but will sit well back from the room threshold. The relocation of the proposed second-floor en-suite to avoid the need for a rooflight, is also welcome.

Some non-original joinery is proposed for removal on these floors, without harmful effect or loss of historic fabric of interest, while new fitted joinery will not adversely affect appreciation of the rooms. On the rear elevation, two modern windows will

beneficially be replaced with Georgian-style sashes; and the subject of a pre-commencement condition.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 As such, the proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 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 the policies of the London Plan March 2016; and the National Planning Policy Framework.
- 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).
- 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.
- 5 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 Noise and Licensing Enforcement Team, 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.

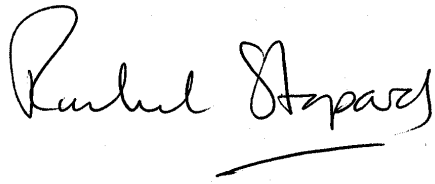
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

2016/0456/L

A handwritten signature in black ink, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard  
Executive Director Supporting Communities