

Miss Stacy Pioli  
Gregori Chiarotti Architects  
United House  
North Road  
London  
N7 9DP

Application Ref: **2017/1120/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

18 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**35 Leighton Road**  
**London**  
**NW5 2QG**

Proposal: Excavation of 1.2sqm of ground within rear garden to enable the widening of garden steps; lowering of rear lower ground floor window cill to ground level to create full width bi-folding doors.

Drawing Nos: 0001, 1000 Rev.2, 1001 Rev.1, 3000 Rev.1 & 3001.

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 policies 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: 0001, 1000 Rev.2, 1001 Rev.1, 3000 Rev.1 & 3001.

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

#### Informatives:

- 1 Reasons for granting permission:

The proposed alterations involve relatively minor works to widen the existing rear steps leading from the rear of the building at lower ground floor up to the raised garden level. It would involve excavation an area of approximately 1.2sqm by 1.7m deep. Because of the small area of excavation and the fact that it would bring the ground level down to the existing lower ground floor level, a basement impact assessment was not required.

Adjacent to the area of excavation, the existing rear window cill would be lowered and a new aluminium framed door installed to match the existing adjacent patio doors. The existing sliding doors to the side of the closet wing would be fixed closed with no change in appearance, so that the primary access to the garden would be via the lower ground floor patio doors.

The works would be a minor alteration with minimal impact on the appearance of the property or the character of the wider Kentish Town Conservation Area.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policy D3 of the Kentish Town Neighbourhood Plan 2016, and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London

Plan 2016 and the National Planning Policy Framework 2012.

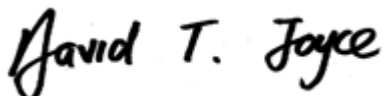
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce  
Director of Regeneration and Planning