

Mr Tomasz Gorawski
design studio
31 Priam House
London
E2 9RH

Application Ref: **2017/2104/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

2 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
120 Leighton Road
London
NW5 2RG

Proposal:

Erection of mansard roof extension including installation of 2 x front dormer windows and rear roof terrace with associated glazed balustrade.

Drawing Nos: (EX)01; (EX)02; (EX)03, (EX)04; (OS)01; (PL)01; (PL)02 Rev. A; (PL)03 Rev. A; (PL)04 Rev. A; (PL)05 Rev. A; Design and Access Statement (Prepared by Design Studio).

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (EX)01; (EX)02; (EX)03, (EX)04; (OS)01; (PL)01; (PL)02 Rev. A; (PL)03 Rev. A; (PL)04 Rev. A; (PL)05 Rev. A; Design and Access Statement (Prepared by Design Studio).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed flat topped mansard roof extension would replace the unaltered butterfly roofscape and would be of a traditional design set behind the existing front and rear parapets. Neither of the existing parapets are butterfly parapets, and the submitted drawing of the existing rear elevation depicts the butterfly roof slopes. The front roof slope would be tile hung in slate and rise at angle of 70°, and two modestly proportioned dormer windows of the same style and alignment as the windows below would be inserted into the front roofscape. One rooflight proposed to protrude 0.4m above the flat roof of the extension would not be visible from the streetscape and is considered acceptable.

The proposal would include the installation of a 1.0m deep roof terrace to the rear, accessed through full-height sliding aluminium doors, with a 0.6m glazed balustrade inserted above the rear parapet. Whilst the design of the rear of the roof extension does not comply with CPG1 (Design) guidance for mansard roof extensions, given the existing mansard roof extensions with rear roof terraces and rear glazed balustrades at the adjacent neighbouring properties Nos. 122-126 (even) Leighton Road and limited public views to the rear, the proposed roof extension is considered to be characteristic of the terrace and appropriate in this instance.

The proposed raised parapet wall between Nos. 120 and 118 Leighton Road would match the existing raised parapet wall between Nos. 120 and 122. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Kentish Town Conservation Area.

Given the scale, form and location of the works, it is not considered that the proposal would have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy. Whilst the proposed roof terrace would adjoin the existing roof terrace at No. 122 Leighton Road, the existing raised parapet wall between the properties would prevent overlooking into neighbouring habitable rooms.

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 2013.

No objections have been received prior to making this decision. The site's planning history was 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, D2 and G1 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.

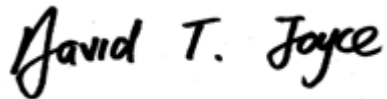
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning