

Mr Jonathan Duffett  
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Application Ref: **2017/3629/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

25 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**119 Leighton Road**  
**London**  
**NW5 2RB**

Proposal:  
Demolition of existing single-storey structure and erection of part single storey, part three storey, rear extension to provide additional habitable space for occupants of existing dwelling (C3).

Drawing Nos: EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, PP-00, PP-01, PP-02, PP-03, PP-04, PP-05, PP-06, PP-07, PP-08, PP-09, PP-10, Design and access statement dated June 2017.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, PP-00, PP-01, PP-02, PP-03, PP-04, PP-05, PP-06, PP-07, PP-08, PP-09, PP-10, Design and access statement dated June 2017.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed lower ground, upper ground and first floor rear extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. The upper ground and first floors of the extension would extend part way across the width of the existing rear elevation and would be set a full storey below the eaves of the host property. The proposal is therefore considered to form an architecturally sympathetic development that would be similar in appearance to a traditional closet wing, which are a common feature of period properties such as this.

The proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding area would occur as a result of the development, particularly given the varied nature and presence of similar sized extensions to the rear of neighbouring properties in the terrace.

The flat roof height (3.3m) and rearward projection (4.4m) of the proposed lower ground floor extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy. Whilst the proposed upper ground and first floor extension would project 3m beyond the nearest upper ground and first floor windows of the adjoining property at No.117 Leighton Road, it is not considered to cause an unacceptable loss of amenity to any habitable rooms particularly as the neighbouring windows serve an internal staircase at the property.

One objection was received following statutory consultation and duly considered prior to making this decision. The sites planning history and relevant appeal

decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

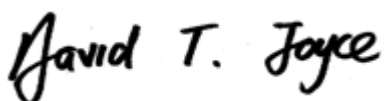
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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