

Mr Elie Osborne  
4D Planning  
3rd Floor  
86-90 Paul Street  
London  
EC2A 4NE  
United Kingdom

Application Ref: **2017/4590/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

17 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**182 Leighton Road**  
**London**  
**NW5 2RE**

Proposal: Erection of roof extension, first floor rear extension and alterations to fenestration on front and rear elevations.

Drawing Nos: 4DO1, 4D01A, 4D02, 4D02A, 4D03, 4D03A, 4D04, 4D04A, 4D05, 4D05A, 4D01OS and 4D01BP.

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 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: 4DO1, 4D01A, 4D02, 4D02A, 4D03, 4D03A, 4D04, 4D04A, 4D05, 4D05A, 4D01OS and 4D01BP.

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

#### Informatives:

- 1 Reasons for granting permission.

The proposed roof extension is acceptable in principle as the terrace has several large roof extensions of similar size and design which have impaired the roofline and which set a precedent for future extensions. Although building roof extensions on top of existing parapet walls is usually discouraged by policy, given that every roof extension along this terrace has built on the rear parapet wall there is an established precedent and therefore in the context of the site is acceptable.

Furthermore, the proposed first floor rear extension is considered acceptable in design terms as it would be built to the same height and depth as the adjoining extensions at No.180 and 184. The materials and windows proposed are acceptable, ensuring the extensions are in keeping with the context and character of the host and neighbouring dwellings.

Therefore, the proposed scheme overall is considered not to harm the character and appearance of the host building and surrounding streetscene.

The size, scale and location of the proposed extensions would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden's Local Plan (2017) and policy D3 of the Kentish Town Neighbourhood Plan (2016).

- 2 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).
- 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

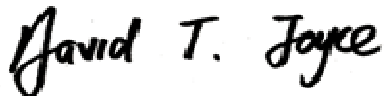
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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.

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