

Eric Reynolds
Urban Space
Trinity Buoy Wharf
64 Orchard Place
London
E14 OJW

Application Ref: **2017/5007/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

14 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Leighton Road
London
NW5 2QE

Proposal:
Erection of single storey lower ground floor rear extension, first floor rear part infill extension, and altered main roof profile with installation of one rooflight
Drawing Nos: USM LRP 009, USM LRP 016, USM LRP 017, USM LRP 018, USM LRP 22, USM LRP 201, USM LRP 206, USM LRP 208, USM LRP 216, USM LRP 217, USM LRP 218

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 policies D1 and D2 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- USM LRP 009, USM LRP 016, USM LRP 017, USM LRP 018, USM LRP 22, USM LRP 201, USM LRP 206, USM LRP 208, USM LRP 216, USM LRP 217, USM LRP 218

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

- 4 The flat roof of the lower ground floor rear extension shall not be used as a amenity roof terrace, and any access onto this area shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The scheme has been revised to remove the addition of a roof extension, to reduce the infill extension at first floor, and to reduce the depth and height of the lower ground floor extension.

The proposed single storey lower ground floor level addition is full width and extends into an area of previously excavated garden space. Given the siting of the rear extension at lower ground level only and the proposed height of 2.4m, the scale of the extension remains subordinate to the host building. The style is contemporary in materials to match the existing and substantially altered rear of the host building. As such, it is not considered to detract from the established character and appearance of the property, its neighbours or the surrounding conservation area.

The revised lower ground floor extension results in a 0.6m further excavation of the rear garden to a level in line with the existing lower ground floor room. This excavation is minor and unlikely to affect land stability or hydrogeology and thus is not considered significant enough to require the provision of a Basement Impact Assessment.

The lower ground floor extension is sunken in relation to the neighbouring properties on either side, and will be no higher than the existing boundary walls. As

such it would not result in harm to neighbour amenities in terms of loss of light, outlook or privacy. The addition of the extension would still allow for a usable sized garden space for the property. A condition has been added to prevent use of this extension as a roof terrace in the future to ensure no overlooking of neighbours occurs.

The proposed first floor extension partially infills an existing roof terrace, but retains a small area of roof terrace and its metal balustrade. The setback of the infill enables the extension to remain subordinate and prevents the rear facade of the property overall becoming overly dominant in relation to the adjoining properties. It will not detract from the character and appearance of the property, its neighbours or the surrounding conservation area. Given the siting of the infill extension enclosed by rear wings on both sides, there will be no impact on neighbour amenities in terms of loss of light, outlook or privacy.

The new roof profile introduces a slight pitch; however it will not be materially different from the existing situation and will not harm the appearance of the property or surrounding conservation area.

An objection was received in relation to the addition of the roof extension. The proposal was revised to remove this aspect and as such this is considered to have addressed the reason for objection. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

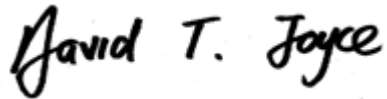
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning