

Application ref: 2018/3364/P
Contact: Kristina Smith
Tel: 020 7974 4986
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ROAR Architects
ROAR Architects
Studio 3A
Unit 3 Gaunson House
Markfield Road
London
N15 4QQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**90 Leverton Street
London
NW5 2NY**

Proposal:

Erection of two storey rear extension following demolition of existing; single storey rear extension at ground floor level; mansard roof extension with dormer windows to front and rear; and various alterations including replacement of single glazed windows with double glazed units, erection of bin store and alteration to boundary treatment to front of property second floor levels; replacement of single glazed windows with double glazed units, erection of bin store and alteration to boundary treatment to front of property
Drawing Nos: X000; X001; X002; X003; X004; X005; X007; P001; P002; P003; P004; P005 (Rev A); P006 (Rev A); P007 (Rev B); P008 (Rev A - dated 11.10.18); AD_001;
Design & Access statement (dated 13.07.2018)

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 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: X000; X001; X002; X003; X004; X005; X007; P001; P002; P003; P004; P005 (Rev A); P006 (Rev A); P007 (Rev B); P008 (Rev A - dated 11.10.18); AD_001; Design & Access statement (dated 13.07.2018)

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

Informative(s):

- 1 Reasons for granting permission.

The application site refers to a 3 storey dwelling house on the corner of Leverton Street and Ospringe Road. Mansard roof extensions are an established feature along Leverton Street and the principle is therefore acceptable. The detailed design of the mansard is compliant with the Council's design guidance insofar that it would be set behind the parapet, have 70 degree slopes and be slate construction. Two dormer windows would be installed to the front and rear slopes that would align with the windows at lower levels on the property. A modern, incongruous window at third floor level that cuts through the rear parapet would be removed, improving the appearance of the rear elevation as viewed from Ospringe Road.

At ground floor level a rear extension is proposed that would be commensurate with the depth of other rear extensions along the terrace and would retain a sufficient garden area. The detailed design of the extension would be contemporary and comprise Crittal style windows, which is acceptable at this level. The high side boundary wall would conceal the extension in views from the street.

Owing to subsidence, it is proposed to demolish and rebuild the closet wing to the same footprint in matching brickwork and bond. The first floor rear sash window would be reprovided larger to match the apertures of the windows elsewhere on the rear elevation.

To the front of the property, it is proposed to remove defective render and reinstate stucco surrounds to the windows to match other properties along Leverton Street. This is a welcomed alteration that would improve the appearance of the property and its contribution to the Kentish Town Conservation Area. The boundary treatment, which currently consists of a low brick wall would be replaced by a brick wall with black metal railings above. A variety of boundary treatments are evident on Leverton Street including the

style proposed and therefore the alteration is acceptable. A bin store would be provided within the boundary walls that would not exceed the height of the front boundary and have little prominence from the street.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The ground floor extension would be constructed against an existing tall boundary wall preventing any impact on daylight/sunlight, whilst the mansard windows would not result in any increased overlooking given the existing windows below. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 T. Joyce

David Joyce
Director of Regeneration and Planning