

Application ref: 2018/5231/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 31 October 2018

Development Management
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Mr & Mrs Humphreys
68 Leighton Road
London
NW5 2QE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
68 Leighton Road
London
NW5 2QE

Proposal:

Details of the cornice in relation to condition 6 of 2018/2561/L, 15/08/2018 for; General refurbishment to property.

Drawing Nos: 181028_Condition 5 Discharge Report

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

181028_Condition 5 Discharge Report

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 68 Leighton Road is a grade II listed building within the Kentish Town conservation area. Built c.1870, the building is constructed from yellow stock bricks with a slate roof and is set over three floors with a basement. The building is a single family dwelling and has recently been taken over by new owners.

The application relates to the discharge of condition 5 of listed building consent granted on 15th August 2018 with reference 2018/2561/L. The condition reads as follows:

Details of the cornice to be placed at first floor level shall be submitted to and approved by the local authority prior to this part of the works commencing.

The submitted document proposes a simple Georgian cornice to be erected in the front and rear rooms at first floor level. The cornice is appropriate for the age and style of the building and is therefore a suitable addition.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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).

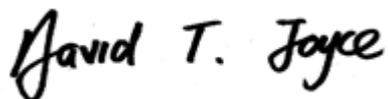
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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 paragraph 38 of the National Planning Policy Framework 2018.

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