

Application ref: 2018/5092/L  
Contact: Colette Hatton  
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Date: 15 November 2018

**Development Management**  
Regeneration and Planning  
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Mrs Louise Humphreys  
68 Leighton Road London NW5 2QE United Kingdom

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Listed Building Consent Granted**

Address:  
**68 Leighton Road**  
**London**  
**NW5 2QE**

Proposal:

The removal of part of the spine wall between the front and rear room at lower ground floor level.

Drawing Nos: Application form, 1014-000-001\_SITE LOCATION PLAN, 68 Leighton Road\_DA Statement, 1014-100-099\_A\_LOWER GROUND FLOOR PLANS, 1014-400-101\_EXISTING PROPOSED DETAILED ELEVATIONS, 1014-600-101\_EXISTING PHOTOS.

The Council has considered your application and decided to grant Listed Building Consent 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: Application form, 1014-000-001\_SITE LOCATION

PLAN, 68 Leighton Road\_DA Statement, 1014-100-099\_A\_LOWER GROUND FLOOR PLANS, 1014-400-101\_EXISTING PROPOSED DETAILED ELEVATIONS, 1014-600-101\_EXISTING PHOTOS.

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 proposals are to remove the masonry below an existing opening in the spine wall at lower ground floor level. The alteration will not compromise the plan form and the small loss of fabric will not affect the significance of the building.

In addition, the original doorway leading to the rear room at lower ground floor level will be plastered over. There is currently no door in this position, however the architrave remains and will be retained, ensuring the original plan form and circulation is still legible.

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).

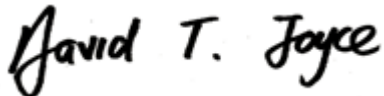
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control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

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