

Application ref: 2018/5631/P
Contact: Sofie Fieldsend
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Date: 11 January 2019

Development Management
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Whittaker Parsons Ltd
249 Globe Road
London
E2 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
173 Leighton Road
London
NW5 2RD

Proposal:

Change of use of 1 x 1 bed and 1 x 2 bed flat into a 1 x 4 bed single family dwellinghouse.
Erection of lower ground floor rear extension and extension of rear ground floor terrace.
Fenestration and front landscaping alterations.
Drawing Nos: 1842 E001; 1842 E002 Rev.A; 1842 E010; 1842 E011; 842 E025; 1842 E050 Rev.A; 1842 P005; 1842 P100; 1842 P101; 1842 P125 Rev.A and 1842 P150 Rev.A.

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 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:

1842 E001; 1842 E002 Rev.A; 1842 E010; 1842 E011; 842 E025; 1842 E050 Rev.A; 1842 P005; 1842 P100; 1842 P101; 1842 P125 Rev.A and 1842 P150 Rev.A.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission:

The proposal consists of the conversion of two existing flats to form a 4 bedroom dwellinghouse. This would result in the net loss of one residential unit, this net loss to convert the property into a single family dwelling would therefore remain in accordance with policy H3. The proposed 4 bedroom unit would be of a high amenity standard for future residents through both the internal and external level of accommodation which would be delivered. The conversion into a single family dwellinghouse would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

The single storey rear extension at lower ground floor will replace an existing extension and external staircase. It will project a max depth 0.75m further than

the existing with the same width and height on the boundaries and involve marginally lowering the existing floor level. The extension will be finished in white render with white aluminium fenestration. The existing ground floor rear terrace will be extended by 0.75m to the rear and enclosed with black steel railings. It is considered that the extension and terrace extension by reason of their modest scale, detail and siting will not cause harm to the host property or the wider area.

The lower ground floor extension will project only 0.75m further than the existing and will be set behind No.175 Leighton Road's extension. It is noted that there an existing fence of 1.84m between the property and No. 171 Leighton Road and the extension would only project 0.57m higher for a depth of 0.75m. The increase in depth and the scale of the extension is considered to be minor and is not considered to have an adverse impact on the amenity of either neighbouring property.

The extension to the existing terrace is not considered to create additional overlooking or privacy issues. Along the boundary with No.171, the existing boundary will be extended at the same height and replaced with railings. It is not considered to have a material impact on their amenity given the minor increase in depth of the terrace and the existing situation.

At lower ground floor, the front doors will be replaced with a window and existing window extended in height. The fenestration will be powder coated white aluminium. It is considered that this replacement in terms of its scale, design and siting would not detract from the host property or street scene at this lower level. Alterations to the front garden will allow for improved level access to the bin store, it is considered have an acceptable impact. The proposed alterations to the front fenestration and landscaping are not considered to cause harm to the amenity of either neighbouring property in terms of loss of light, privacy or overlooking.

The site's planning history has been taken into account when coming to this decision. No objections were received following statutory consultation. The Kentish Town Neighbourhood forum raised no objection.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016, and the National Planning Policy Framework 2018.

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 T. Joyce

David Joyce
Director of Regeneration and Planning