

Application ref: 2019/1663/P  
Contact: Mark Chan  
Tel: 020 7974  
Date: 19 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Found Associates  
Found Associates  
14-16 Great Pulteney Street  
London  
W1F 9ND  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**35 Leighton Grove**  
**London**  
**NW5 2QP**

Proposal:

Single storey infill extension, new cladding to existing two storey rear extension and replacement outbuilding.

Drawing Nos: 1125\_PL\_01\_06 Rev A

1125\_PL\_01\_05  
1125\_PL\_01\_04  
1125\_PL\_01\_03  
1125\_PL\_01\_02  
1125\_PL\_01\_01  
1125\_PL\_10\_01  
1125\_PL\_00\_01

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 and D3 of the Kentish Town Neighbourhood Plan 2016.

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

Drawing Nos.: 1125\_PL\_00\_01, 1125\_PL\_10\_01, 1125\_PL\_01\_01, 1125\_PL\_01\_02, 1125\_PL\_01\_03, 1125\_PL\_01\_04, 1125\_PL\_01\_05 and 1125\_PL\_01\_06 Rev A (Received on 03/06/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a ground floor maisonette of a four-storey terraced building. It is not located in a Conservation area nor is it listed. The proposal is for a single storey infill extension, new larch cladding to the existing two-storey rear extension and a replacement outbuilding. The infill extension would be located between the existing two-storey extension and the current timber boundary fence, and would not project from the established rear building line. It is considered to be a subordinate addition to the host building that would still allow for sufficient private amenity space.

Although the infill extension would have an impact on the architectural composition of the building group, the impact is considered to be acceptable given its limited prominence and that similar developments already exist on Leighton Grove. It should be noted that whilst the cladding material does not match the materials of the host property and would be different from other rear extensions along the street, the stained black Larch external cladding of the infill extension would continue over onto the existing two-storey extension to provide a more contemporary design and a homogeneous finish to the collection of rear extensions. Given that stained black Larch is a high-quality material with good longevity and it will not be visible from the street, the extensions and cladding would not be an incongruous addition.

The existing outbuilding is worn and holds no architectural significance and its replacement is acceptable in design terms. The scale of the replacement

outbuilding is only slightly larger than the existing and would not occupy a large part of the garden. The outbuilding will have stained black Larch external cladding which will complement the rear extensions and an aluminium capping to the new flat roof and a skylight. It will also have new aluminium framed doors and windows and be used as an office and a shed.

The outbuilding would have windows that face towards the host building and would therefore not cause overlooking to neighbouring properties. The outbuilding would only be 0.2m higher than the existing and will run the full width of the rear garden. The amenity impact in terms of added sense of enclosure or loss of light due to the increased height over the boundary would be minimal compared to the existing situation and therefore acceptable. Therefore, by virtue of the nature, scale and location of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No comments or objections were 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 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer