

Application ref: 2019/6039/P  
Contact: Kristina Smith  
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Date: 5 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Jonathan Shattock  
1 Lordship Grove  
London  
N16 0QB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**73 Leverton Street**  
**London**  
**NW5 2NX**

Proposal:  
Erection of single storey side infill and replacement rear extension  
Drawing Nos: Location Plan; 1836/1 (Nov 2018); 1836/6 (Dec 2019)

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 and policy D3 of the Kentish Town Neighbourhood Plan (2016).

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

Location Plan; 1836/1 (Nov 2018); 1836/6 (Dec 2019)

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

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks an extension comprising two elements; a single storey side infill with pitched roof sloping down to the boundary and a replacement single storey rear extension off the closet wing. The pitched roof of the side element would incorporate two rooflights and another pitched element that allows for more internal head height towards the main house. On its rear elevation, the side element would have full height glazed doors whilst the rear element would have a single sash window to match the style of the rest of the property. Together, the extensions form a subordinate addition to the host building that are sensitive to its form and appropriate for a non-prominent location on the building. The extension would require the boundary wall to be raised which would be done in brick.

Due to the topography across the terrace, the application site sits slightly lower than its neighbour at no.75 resulting in the extension sitting lower relative to the neighbour's ground level. Nonetheless, the extension would have some impact on the neighbour's outlook and daylight to the ground floor window on the side elevation of their closet wing. Given the presence of the existing two storey closet wing at the application site, and that the affected window serves a kitchen, the proposed extension is not expected to have an unacceptable impact in amenity terms.

It is noted that a Certificate of Lawfulness for a proposed rear extension was granted on 29/10/2019 under ref. 2019/4501/P. The proposed extension projected 3m from principal rear elevation.

Two 'Support with Conditions' comments have been received prior to making this decision including one from the Bartholomew Estate and Kentish Town CAAC. These have been addressed in a separate Consultation Summary. The planning history of the site has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (2016). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework

- 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.

Daniel Pope  
Chief Planning Officer