

Application ref: 2019/3051/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 16 April 2020

**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)

Gregori Chiarotti Projects  
United House  
North road  
London  
N7 9DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal: Extension of existing basement area into the rear garden to form a single storey rear extension with PV panels and green roof, new lead roof with PV panels and rooflight on existing side infill extension, new window to side elevation, alterations to rear garden, all to single family dwelling (Class C3).

Drawing Nos: 001; 1000 Rev. 1; 1001 Rev. 1; 1002 Rev. 1; 2000 Rev. 5; 2001 Rev. 5; 2002 Rev. 5; 3000; 3001; Heritage Statement June 2019; JASolar 410W PERC Half-Cell Module solar panel; BIA engineer letter dated 17th March 2020; Basement Impact Assessment (ref JWCD 3365) dated March 2019; Structural Stability Assessment Report (ref DK/JD/2430) dated 30th of March 2019; Arboriculture Statement (ref 1720-TSAS-0) dated October 2018; Email dated 12th September 2019 by Ashton Bennett Consultancy to include Outline construction programme and Monitoring Strategy; Letter dated 4th December 2019 by Ashton Bennett Consultancy including Ground Movement Methodology.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and D3 of Kentish Town Neighbourhood Plan 2015.

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

001; 1000 Rev. 1; 1001 Rev. 1; 1002 Rev. 1; 2000 Rev. 5; 2001 Rev. 5; 2002 Rev. 5; 3000; 3001; Heritage Statement June 2019; JASolar 410W PERC Half-Cell Module solar panel; BIA engineer letter dated 17th March 2020; Basement Impact Assessment (ref JWCD 3365) dated March 2019; Structural Stability Assessment Report (ref DK/JD/2430) dated 30th of March 2019; Arboriculture Statement (ref 1720-TSAS-0) dated October 2018; Email dated 12th September 2019 by Ashton Bennett Consultancy to include Outline construction programme and Monitoring Strategy; Letter dated 4th December 2019 by Ashton Bennett Consultancy including Ground Movement Methodology.

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

- 4 The basement development hereby approved shall be overseen by a suitably qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body, in accordance with appointment letter dated 17 March 2020. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Ashton Bennett Consultancy, Douglas Kenney Limited, Gregori Chiarotti Architects, as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated December 2019.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the

requirements of policy A5 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The property has been previously extended to the rear across half of the rear elevation under application ref no. 17870 dated 1974, linked with a side infill extension. The side infill is still in situ, but the rear section has been removed.

Along the full width of the main building it is proposed to extend with a single storey rear extension at lower ground floor level. Due to the land topography, the proposal would result in excavation of the rear garden, supported by a Basement Impact Assessment subject to a third party audit. The audit confirms the excavation would not cause harm to the structural stability of the host building and neighbouring ones, natural environment and local amenity including the water environment, ground conditions and biodiversity, in line with Policy A5 and CPG Basements.

A letter confirming the engineer employed to oversee the temporary and permanent works throughout their duration has been provided which confirms his credentials in line with CPG Basements. His appointment would be secured through a compliance condition.

The proposed rear extension would have a glazed rear wall facing the garden with access along the side on steps with metal railings. The walls of the extension would be rendered brick to match the main building. The roof of the extension would be mainly covered by solar panels and glazing on the rear end. Overall, as the extension would sit deeper into the ground than the garden level, it would appear as a modest addition to the main building. Its detailed design would result in a lightweight structure which would preserve the character and appearance of the host building.

It is also proposed to extend the existing side infill to the rear at ground level, in line with the rear wall of the main building. The roof of the existing infill extension would be altered to include a rooflight and solar panels. The changes would retain the extension's same height, preserving its subservient nature and appearance, which is acceptable. The proposal includes a new timber door to the infill extension which is considered appropriate.

On the side wall of the host building, above the infill extension it is proposed to reinstate an original fanlight window. This alteration would preserve the appearance of host building which is acceptable.

There are minor alterations to the landscaping of the rear garden which are acceptable. The proposed extension would project on an area of hardstanding and therefore it would not remove green garden space.

It is noted the proposal includes significant number of solar panels to ensure the building's energy would be sustainable. The solar panels would be discreet and would fit in with the appearance of the extension and host building overall, as supported by the details provided.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In relation to impact on the neighbouring amenity, there is a high brick boundary wall between the application building and the semi-detached pair at no. 22. The proposed extension would project in line with the existing wall, and therefore it would be no additional impact from the proposals to the amenity of neighbouring occupiers.

On the opposite side, the building is neighbours with a Builder's Yard bordered by a high brick boundary wall. There would be no impact from the proposed scheme to the operation of the yard.

- 2 No objections were received prior 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 (Managing impact of development), A4 (Noise and Vibration), A5 (Basements), A3 (Biodiversity), CC1 (Climate change mitigation), CC2 (Adapting to climate change), D1 (Design) and D2 (Heritage) of Camden Local Plan 2017 and policy D3 (Innovative building design) of Kentish Town Neighbourhood Plan 2015. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.

- 6 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 typed name and title.

Daniel Pope  
Chief Planning Officer