

Application ref: 2019/3938/L
Contact: Nora-Andreea Constantinescu
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Date: 16 April 2020

Development Management
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Gregori Chiarotti Projects
United House
North road
London
N7 9DP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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, secondary glazing to existing basement window, minor internal alterations at basement level, 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 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:

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: 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 Reasons for granting listed building consent:

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 or neighbouring listed building.

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.

In relation to the internal alterations, the proposal includes minor changes at basement level front room which are acceptable. The kitchen would open into the rear extension by enlarging the existing window opening and removing the existing door, retaining the legibility of the original rear wall, which is considered acceptable.

The proposals have been reviewed by the Council's Conservation Officer who considers the development to preserve the special interest and significance of the host listed building which relates principally to the architectural interest of the front elevation and its group value with the neighbouring building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 policy D2 (Heritage) of the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 2 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.

- 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



Daniel Pope
Chief Planning Officer