

Application ref: 2020/2334/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Email: Nora-Andreea.Constantinescu@camden.gov.uk  
Date: 20 October 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)

UPP - Urban Planning Practice  
74 Brent Street  
London  
NW4 2ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**11 Leverton Street**  
**London**  
**NW5 2PH**

Proposal:

Erection of single storey rear extension following demolition of existing one.  
Drawing Nos: U-J11624-LP001; U-J11624-EP001; U-J11624-ES001; U-J11624-EE001; U-J11624-EV001; U-J11624-PP001; U-J11624-PS001; U-J11624-PE001; U-J11624-PV001; Design and Access, Heritage Statement dated by UPP Architects + Town Planner; Agent email dated 02/10/2020.

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 policies D3 and D4 of Kentish Town Neighbourhood Plan September 2016

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
U-J11624-LP001; U-J11624-EP001; U-J11624-ES001; U-J11624-EE001; U-J11624-EV001; U-J11624-PP001; U-J11624-PS001; U-J11624-PE001; U-J11624-PV001; Design and Access, Heritage Statement dated by UPP Architects + Town Planner; Agent email dated 02/10/2020.

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

Informative(s):

- 1 Reasons for granting permission:

The application building is part of a row of Grade II listed buildings, with two storey rear closet wings. The gaps between the closet wings and neighbouring ones have been infilled across the row in various ways. This building has been previously extended with an infill glazed structure, which will be replaced by a similar structure.

The proposed infill extension would have a scale that maintains the maximum height of the previous structure with a sloped roof, and would project slightly deeper into the rear garden to align with the neighbouring wing. The proposal would be subordinate and lightweight, with a modern appearance which contrasts well with the host building and its existing architectural detailing and character. In terms of detailed design, the structure would open into the garden through a large glazed door, with dark metal frames, glazed roof and a wide brick frame to rear elevation, which would appear as a sensitive addition.

Overall, the proposal would preserve the character and appearance of the host listed building, terraced row and wider conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the proposal being similar to the existing structure in location and scale, no significant harm would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

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, D1 and D2 of Camden Local Plan 2017, and policies D3 and D4 of Kentish Town Neighbourhood Plan 2016. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment