

Application ref: 2020/2997/L  
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Date: 20 October 2020

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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 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.

- 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: 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 consent:

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.

In light of the existing extension, the proposal is considered to cause no harm to the existing plan form and historic fabric of the listed building. Overall, the proposal would preserve the character and appearance of the host listed building and adjoining ones, and would not cause harm to the Grade II listed buildings' significance and setting. 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 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 of Camden Local Plan 2017 and policy D3 of Kentish Town Neighbourhood Plan 2016. The development would also accord with the National Planning Policy

Framework 2019 and the London Plan 2016.

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 written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment