

Application ref: 2021/0042/P
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Date: 26 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

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Godden&Grimshaw Ltd.
3 South Park Crescent
Ilford
IG11XU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2nd Floor
25 Leighton Grove
London
NW5 2QP

Proposal: Erection of mansard roof extension with front and rear dormer windows.
Drawing Nos: NW5-2QP-25-25-01C

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 plan: NW5-2QP-25-25-01C

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

Informatives:

1 Reasons for granting permission.

Camden Planning Guidance expects development proposals to respect unimpaired roofscapes, however this part of Leighton Grove is not considered to be unaffected by roof extensions. There is an existing mansard roof extension at no. 23 and two brick roof extensions at nos. 30 and 29 Leighton Grove. A mansard roof extension has also been approved at no. 22 although it has not been built. The group of buildings between nos. 28 - 24 retain their original valley roofs and are not characterised by roof extensions, however given the limited number of properties in this group and the planning history of 22-23 the principle of the extension is acceptable, subject to design.

The proposed roof extension would be located close to the mansard at no. 23 and as a result would not appear unduly prominent or incongruous within the street scene. It is noted that a mansard roof extension at no. 38 was refused and dismissed at appeal under ref. 2016/1523/P & APP/X5210/W/16.3152200. It is considered that number 38 is part of a more consistent run of properties with no roof extensions. The context of the application site is therefore considered to be sufficiently distinct from the appeal site that the development proposals can be supported.

In terms of the design of the roof extension, it is a traditionally detailed mansard which would not appear overly large or overbearing. It features two dormer windows to the front rear roof slopes which would appear as discreet additions, sitting behind the parapet with a substantial gutter, and aligning with the windows below. The windows would be traditional timber which is acceptable.

The rear roof terrace has been removed from the proposals on advice from Officers. The terrace with balustrade would have added visual clutter to the rear roscape and undermine the traditional mansard design which is considered appropriate for the style of the building. The revised proposals are considered to preserve the character and appearance of the host building and wider streetscene.

The proposed roof extension would not result in loss of outlook to neighbouring properties given its fairly shallow roofslope. The dormer windows would not give rise to overlooking concerns. Due to the nature of the external works, it is considered that the proposal would not result in any harm by way of a loss of light or outlook for neighbouring occupiers.

One objection was received prior to the determination of this application and is addressed in the consultation summary sheet. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 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 March 2021, and the National Planning Policy Framework 2019.

- 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 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