

Application ref: 2021/0500/P
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Date: 21 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Studio 406, The Archives
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N15 4BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
49 Leverton Street
London
NW5 2PE

Proposal:

Enlargement of ground floor rear addition with new openings to internal courtyard, installation of a sliding timber garage door to Railey Mews in place of garage door and two rooflights to main roof.

Drawing Nos: Site Location Plan, X100, X101, X102, X103, X150, X151, X200, X201, X202, X203, P100, P101a, P102, P103, P150a, P151a, P200a, P201a, P202a, P203, SkyGarden Wildflower Blanket System Q37 Details, Green Roof Maintenance Plan.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, X100, X101, X102, X103, X150, X151, X200, X201, X202, X203, P100, P101a, P102, P103, P150a, P151a, P200a, P201a, P202a, P203, SkyGarden Wildflower Blanket System Q37 Details, Green Roof Maintenance Plan.

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

- 4 The living roof shall be fully provided in accordance with the details approved in this decision prior to first occupation and thereafter retained and maintained in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies A1 (Managing the impact of development), A3 (Biodiversity), A4 (Noise and vibration) CC1 (Climate change mitigation), CC2 (Adapting to climate change), D1 (Design) and D2 (Heritage). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer