

Application ref: 2021/1428/P
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Date: 5 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Martins Camisuli Architects
Unit 1, 2a Oakford Road
London
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
69 Leverton Street
London
NW5 2NX

Proposal:

Erection of infill side rear extension at ground floor, alterations to rear glazing, and installation of rooflights at 1st floor rear and main roof levels.

Drawing Nos: Site Location Plan MC/210(00)_01, MC/210(01)_01, 02, 03, 04, 05, 08, 10, 12, MC/210(02)_01A, 02, 03, 04, 05B, 10A, 12. Design and Access Statement.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan MC/210(00)_01, MC/210(01)_01, 02, 03, 04, 05, 08, 10, 12, MC/210(02)_01A, 02, 03, 04, 05B, 10A, 12. Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear infill extension, as now revised, and the addition of roof lights to the property are considered acceptable in terms of location, scale, design and materials.

The existing projecting rear extension beneath the balcony will be remodelled in elevation. The side infill extension shall sit back from the rear elevation of the closet wing, ensuring this element shall remain subordinate to the host property and to help maintain and distinguish architectural forms of the building. The simple glazed design and materials of the overall rear façade are considered appropriate.

The two roof lights on the main roof and three roof lights to the sloped roof of the rear closet wing will not be noticeable from the public realm and are considered to be acceptable in this arrangement.

The proposals are not considered to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy or light spill. Notably the infill extension, with its pitched roof slope and 2.4m high wall along the boundary with no.71, will not significantly harm daylight or outlook to that neighbour.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection was received during public consultation from the neighbouring occupant. This and the planning history of the site and surrounding area have been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017 as well as policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021, and the

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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