

Application ref: 2021/2735/P  
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Date: 31 August 2021

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

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Studio 406, The Archives  
Unit 10 High Cross Centre  
Fountayne Road  
London  
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: Demolition of existing single storey rear outrigger, erection of single storey rear extension and replacement of garage doors in side (Railey Mews) elevation

Drawing Nos: Site location plan; 136 X100, X101, X102, X103, X150, X151, X200, X201; 136 P100 rev. B, P101 rev. B, P102, P103, P150 rev. B, P151 rev. B, P200 rev. B, P201 rev. B

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; 136 X100, X101, X102, X103, X150, X151, X200, X201; 136 P100 rev. B, P101 rev. B, P102, P103, P150 rev. B, P151 rev. B, P200 rev. B, P201 rev. B.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a three storey end-of-terrace house within a terrace of ten properties on the western side of Leverton Street. The site is located in Kentish Town Conservation Area and identified in the Conservation Area Appraisal as a positive contributor.

Planning permission is sought for the erection of a full width single storey rear extension. This would replace the existing L-shaped structure built as a garage in the 1960s. The northern side of the extension would have a flat roof, it would be finished in brick and have folding doors; the southern side would be clad in larch, it would have a sloping roof and would be 0.5m shorter than the northern part of the extension.

The overall footprint would match that of the existing extension. The applicant has revised the scheme to introduce an area of soft landscaping at the rear. As the site currently comprises no permeable surfaces, this would result in a net gain in biodiversity.

The extension would be discreetly located behind the high street wall to Railey Mews. The garage door to the mews would be replaced by a sliding door of similar proportions. This would retain the industrial character of the mews and is in accordance with the recent decision 2021/0500/P in which an identical door was approved. Similarly, no concerns are raised with the two rooflights within the valley roof which are in accordance with 2021/0500/P. The ground floor side window would be timber-framed sash style in accordance with the prevailing historic style of joinery in the Conservation Area.

The extension that would be demolished is a garage converted to residential use. It has poor internal planning including changes in level and does not have any clear heritage value.

Given the scale of the proposed single-storey extension and its location to the north of the nearest property (no. 47), it would not result in any loss of sunlight or daylight to neighbouring occupiers. Neither would it open up new views into neighbouring habitable rooms or add sufficient bulk to cause a loss of outlook

to neighbours.

Special attention has been paid to the desirability of preserving or enhancing the character and 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.

A site notice was displayed, a press notice was published and the Conservation Area Advisory Committee was consulted by letter. No consultation responses were received prior to the determination of this application.

The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

- 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](http://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 2021.

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  
Chief Planning Officer