

Application ref: 2021/1677/P
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Date: 6 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Arts Lettres Techniques
33 Arlington Road
London
NW1 7ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**86 Leverton Street
London
NW5 2NY**

Proposal:

Enlargement of single storey rear extension, replacement of front and rear facade windows, reinstatement of mouldings to front windows and alterations to mansard roof including removal of sliding door and replacement of windows.

Drawing Nos: LS 00 Location Plan; LS 01 Site Plan; LS 02 Ground Floor Plan Existing; LS 05 Third Floor Plan Existing; LS 06 Section AA Existing; LS 07 Front/Rear Elevation Existing; LS 08 Roof Plan Existing; LS 102 RevA Demolition Ground floor Plan; LS 105 Demolition Third floor Plan; LS 06 RevA Demolition Section AA; LS 107 RevA Demolition Front/Rear Elevation; LS 108 Demolition Roof Plan; LS 202 RevA Ground floor Plan Proposed; LS 205 Third floor Plan Proposed; LS 206 RevA Section AA Proposed; LS 207 RevA Front/Rear Elevation Proposed; LS 208 Roof Plan Proposed; Design and Access Statement revised 05.09.2021

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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

LS 00 Location Plan; LS 01 Site Plan; LS 02 Ground Floor Plan Existing; LS 05 Third Floor Plan Existing; LS 06 Section AA Existing; LS 07 Front/Rear Elevation Existing; LS 08 Roof Plan Existing; LS 102 RevA Demolition Ground floor Plan; LS 105 Demolition Third floor Plan; LS 06 RevA Demolition Section AA; LS 107 RevA Demolition Front/Rear Elevation; LS 108 Demolition Roof Plan; LS 202 RevA Ground floor Plan Proposed; LS 205 Third floor Plan Proposed; LS 206 RevA Section AA Proposed; LS 207 RevA Front/Rear Elevation Proposed; LS 208 Roof Plan Proposed; Design and Access Statement revised 05.09.2021

Reason:

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

- 3 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. The lower slopes of the mansard shall be finished in natural slate.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission.

The application proposes to amend the existing mansard roof addition on this residential property in the Kentish Town Conservation Area. Mansards are an established feature along Leverton Street and the proposed alterations, including the removal of a small terrace and replacement of artificial slate with natural slate, would improve the appearance of the building despite the slightly larger dormers. Alterations to the proportions and detailing of the rear roof lights to the lower rear mansard slope would also improve the appearance of the building.

The removal of the paint from the brickwork, and the reinstatement of the mouldings to the second-floor windows would also improve the appearance of the building. There are a range of windows across the property but there is general consistency on the front elevation with two-over-two sashes. Several windows are to be replaced with double glazed units of similar detailing, with the elevations showing appropriately proportioned slim profiles for the timber replacements. Refurbishment was explored but the boxes were not large enough to accommodate weights for double glazed units. The six-over-six original window on the rear elevation is to be retained with secondary glazing.

Balanced against the other improvements to the building, and given the detailing, these double-glazed units are considered acceptable in this case.

A rear ground floor extension is proposed that would be proportionate to the depth of other rear extensions along the terrace and would retain a sufficient garden area. The detailed design of the extension would be contemporary and use brick to replace the current addition which is poorly detailed. The high side boundary walls limit visibility from other properties and the street.

The proposal originally included the lowering of the front boundary treatment with addition of planters. This was later removed from the proposal which now retains the front boundary wall.

Overall, the proposal is considered to enhance the character and appearance of the conservation area overall. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

There would likely be a minimal impact on the ground floor of 88 Leverton Road in terms of light, but the openings in the closet addition appear to be circulation and utility space, and the remainder of this floor is well lit by the glazed bay extension which is set further away from the boundary. Neither the depth and scale of the ground floor alterations, nor the amendments at roof level, would unacceptably impact on the amenity of the neighbouring properties, in terms of light, overlooking, or sense of enclosure.

No objections have been received prior to 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 policies A1, D1 and D2 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 and the National Planning Policy Framework.

- 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer