

Application ref: 2020/1650/P
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Date: 12 October 2021

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

Phone: 020 7974 4444

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Mr Tobias Davidson
2
Summerhill Road
Oxford
OX2 7JY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21 St Leonard's Square
London
NW5 3HL**

Proposal:

Erection of a ground floor rear extension; erection of metal railings to the existing first floor roof terrace; lowering of the existing first floor terrace parapet wall; installation of two timber framed windows to the rear outrigger at first and second floors; replacement timber framed window at first floor side elevation; and associated alterations to the external facade, following demolition of the existing ground floor rear extension.

Drawing Nos: Existing: 031_F004, 031_P010, 031_P011, 031_P012, 031_P030, 031_P031, 031_P040, 031_P041.

Proposed: 031_P110 RevC, 031_P111 RevC, 031_P112 RevB, 031_P130 RevC, 031_P131 RevC, 031_P132 RevC, 031_P140 RevC, 031_P141 RevC

Supporting Documents: Design and Access Statement dated April 2020

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:

Existing: 031_F004, 031_P010, 031_P011, 031_P012, 031_P030, 031_P031, 031_P040, 031_P041.

Proposed: 031_P110 RevC, 031_P111 RevC, 031_P112 RevB, 031_P130 RevC, 031_P131 RevC, 031_P132 RevC, 031_P140 RevC, 031_P141 RevC

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

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.

Planning permission 2019/2608/P was for the erection of a ground floor rear extension; the erection of timber trellis to the existing first floor roof terrace; installation of two timber framed windows to the rear outrigger at first and second floors; replacement timber framed window at first floor side elevation; and associated alterations to the external facade, following demolition of the existing ground floor rear extension.

The changes proposed in this application are as follows:

- Removal of part of parapet wall on southern side of existing single storey rear extension and replacement with trellis

- Minor alterations to fenestration of new single storey rear extension

- Removal of rooflights in pitched roof of rear outrigger

- Minor reduction in height of trellis on existing ground floor rear extension

The proposals represent minor alterations to the approved scheme which would not result in any change to the character or appearance of the development in the context of the site, St Leonard's Square or the West Kentish Town Conservation Area.

The amended scheme would have no additional impact on the amenity of any neighbouring properties. There would be no further impact upon the light, privacy, outlook or security of surrounding occupiers.

A condition was attached to the previous planning permission to ensure the flat roof of the rear extension is not used as a roof terrace to protect the amenity of adjoining neighbours. This remains applicable and it is included within this decision,

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2021

- 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', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer