

Application ref: 2021/4104/P
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Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

30 Leighton Road
London
NW5 2QE

Proposal:

Internal and external refurbishment/reconfiguration works including replacement mezzanine and partitions, rear infill extension, window replacement/refurbishment, external plant and other works.

Drawing Nos: 2109-KW-P1-DR-02-01, 2109-KW-P1-DR-03-01, 2109-KW-P1-DR-01-01, 2109-KW-P1-DR-01-02, 2109-KW-P1-DR-11-01, 2109-KW-P1-DR-12-01 rev02, 2109-KW-P1-DR-13-01 rev01, 2109-KW-P1-DR-11-02, 2109-KW-P1-DR-12-02, 2109-KW-P1-DR-13-02, 2109-KW-P1-DR-11-03, 2109-KW-P1-DR-12-03 rev01, 2109-KW-P1-DR-13-03 rev01, 2109-KW-P-DR-3101, 2109-KW-P-DR-3201 rev01, 2109-KW-P-DR-3301 rev02, 2109-KW-P-DR-3102, 2109-KW-P-DR-3202, 2109-KW-P-DR-3302, 2109-KW-P-DR-3103, 2109-KW-P-DR-3203 rev01, 2109-KW-P-DR-3303 rev01, 2109-KW-P-DR-3104, 2109-KW-P-DR-3204, 2109-KW-P-DR-3304, 2109-KW-P-DR-3105, 2109-KW-P-DR-3205, 2109-KW-P-DR-3305, 2109-KW-P-DR-2101, 2109-KW-P-DR-2201 rev01, 2109-KW-PR-DR-2301, 2109-KW-P-DR-2102, 2109-KW-P-DR-2202 rev01, 2109-KW-PR-DR-2302 rev01, 2109-KW-P-DR-2103, 2109-KW-P-DR-2203, 2109-KW-PR-DR-2303, 2109-KW-PR-DR-2104, 2109-KW-PR-DR-2204, 2109-KW-PR-DR-2304, 2109-KW-PR-DR-2105, 2109-KW-PR-DR-2205, 2109-KW-PR-DR-2305, 2109-KW-PR-DR-8301 rev01, 2109-KW-PR-DR-8302, 2109-KW-PR-DR-8303, 2109-KW-P1-DR-86-01, Door Schedule & Specification Rev 01 dated February 2022, Schedule of Alterations and Restoration Rev 02 dated February 2022, Schedule of Alterations and Restoration - Appendix Rev 01 dated December 2021, Noise impact

assessment of external mechanical services to be installed at rear of the site dated 12th August 2021, N.Family Club Kentish Town NURSERY MECHANICAL, ELECTRICAL & PUBLIC HEALTH SERVICES STATEMENT, Heritage Appraisal dated August 2021, First Plan Planning Statement 30 Leighton Road dated August 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: 2109-KW-P1-DR-02-01, 2109-KW-P1-DR-03-01, 2109-KW-P1-DR-01-01, 2109-KW-P1-DR-01-02, 2109-KW-P1-DR-11-01, 2109-KW-P1-DR-12-01 rev02, 2109-KW-P1-DR-13-01 rev01, 2109-KW-P1-DR-11-02, 2109-KW-P1-DR-12-02, 2109-KW-P1-DR-13-02, 2109-KW-P1-DR-11-03, 2109-KW-P1-DR-12-03 rev01, 2109-KW-P1-DR-13-03 rev01, 2109-KW-P-DR-3101, 2109-KW-P-DR-3201 rev01, 2109-KW-P-DR-3301 rev02, 2109-KW-P-DR-3102, 2109-KW-P-DR-3202, 2109-KW-P-DR-3302, 2109-KW-P-DR-3103, 2109-KW-P-DR-3203 rev01, 2109-KW-P-DR-3303 rev01, 2109-KW-P-DR-3104, 2109-KW-P-DR-3204, 2109-KW-P-DR-3304, 2109-KW-P-DR-3105, 2109-KW-P-DR-3205, 2109-KW-P-DR-3305, 2109-KW-P-DR-2101, 2109-KW-P-DR-2201 rev01, 2109-KW-PR-DR-2301, 2109-KW-P-DR-2102, 2109-KW-P-DR-2202 rev01, 2109-KW-PR-DR-2302 rev01, 2109-KW-P-DR-2103, 2109-KW-P-DR-2203, 2109-KW-PR-DR-2303, 2109-KW-PR-DR-2104, 2109-KW-PR-DR-2204, 2109-KW-PR-DR-2304, 2109-KW-PR-DR-2105, 2109-KW-PR-DR-2205, 2109-KW-PR-DR-2305, 2109-KW-PR-DR-8301 rev01, 2109-KW-PR-DR-8302, 2109-KW-PR-DR-8303, 2109-KW-P1-DR-86-01, Door Schedule & Specification Rev 01 dated February 2022, Schedule of Alterations and Restoration Rev 02 dated February 2022, Schedule of Alterations and Restoration - Appendix Rev 01 dated December 2021, Noise impact assessment of external mechanical services to be installed at rear of the site dated 12th August 2021, N.Family Club Kentish Town NURSERY MECHANICAL, ELECTRICAL & PUBLIC HEALTH SERVICES STATEMENT, Heritage Appraisal dated August 2021, First Plan Planning Statement 30 Leighton Road dated August 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.

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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors, these shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Refurbishment and associated alterations proposed to no 30 Leighton Road, The Old Royal Mail Sorting Office, are modest and are proposed as minor improvements to necessitate the continuing smooth operation of the nursery rather than any radical change. The proposals are sympathetic and respectful of the original listed building, nearby listed buildings nos 20,22,24,26, 27, 28 and 37, as well as the wider context of Kentish Town Conservation Area.

Detailed design includes removal of security grilles to the Diocletian windows and installation of secondary glazing to the interior, ensuring internal conditions are improved without detriment to the front façade. Similarly, repairs and refurbishment of the roof will be sensitive to the existing building and reuse existing materials and like-for-like replacements were necessary, internal trusses will remain exposed. Existing rooflights to be replaced with units of the same size are not visible from the public realm nor surrounding properties and therefore are not considered to have any negative impact. A bin store is to be located at the front of the building, just beyond the post box and slanted railing that are being retained as characterful boundary treatment. A timber bin store and cycle parking are to be added to the front of the building. They are simple additions which are not considered to detract from the building. Both are subordinate and do not interfere with any features of the façade.

The rear extension is particularly modest in scale - a small increase in circulation space to the existing rear extension hidden at the rear of the building from public view. The scale of the proposal means the modern additions remain subordinate to the original structure. The rear extension is a

modern style, which contrasts to the original 1905 building and ensures the listed building is still read as originally built in size and proportion. In terms of scale the proposed extensions to circulation/corridor space adds approximately 24m² to the existing footprint of the rear extension.

In regard to the air conditioning system, appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014.

In terms of neighbouring amenity there is no expected negative impact from the proposals submitted in terms of light levels, noise, privacy or outlook. This is due to the modest nature of the proposals and the general focus on repairing and refurbishing the existing structures with minor extension and additional AC enclosure restricted to the rear of the building at ground level.

In terms of proposed plant and air conditioning, calculations show that noise emissions from the proposed unit installations would be sufficiently low as to cause no negative impact on nearby noise sensitive residential receivers, providing that the mitigation measures stipulated in submitted acoustic assessment are implemented.

No objections have been raised although comment was received in relation to restricting vehicles parking in the building's forecourt, the cycle parking proposed should prevent/discourage this. The application 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.

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The proposal 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. The proposal also accords with the London Plan 2021; and the provisions of the 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) 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



Daniel Pope
Chief Planning Officer