

Application ref: 2018/5371/P
Contact: Leela Muthoora
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Date: 15 February 2019

Development Management
Regeneration and Planning
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Town Hall
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London
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Scales Gunn Design Ltd
6 North Grove
London
N6 4SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
148 Leighton Road
London
NW5 2RE

Proposal: Erection of a gable end roof extension behind existing parapet of house (Class C3).

Drawing Nos: (148LR18-P-) 100 RevA, 110-115, 116 RevA, 117 RevA, 118-122, Slate Roof Covering 15.02.19

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 (148LR18-P-) 100 RevA, 110-115, 116 RevA, 117 RevA, 118-122.

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

- 3 The new slate pitch roof shall be constructed with Spanish Slate Quarries UK Ltd Del Carmen 'First' slate roof tile, or any other details submitted to and approved in writing by the local planning authority. All other 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 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 proposed roof extension would be set between newly increased parapet walls to the boundaries, with a pitched roof and partially glazed gable ends on the front and rear elevations. It would be visible from the street but subordinate in scale and location to the three storey host building as the roof ridge would be 0.15m higher than the top of the existing chimney and the proposed elevations would be set back from the existing elevations. There is an established form of similar roof additions to the terrace, where 12 of the 23 buildings feature similar gable end roof extensions. The extension would continue the prevailing form of development within the terrace and therefore, would be appropriate in the street scene, as it respects the character and setting of neighbouring buildings. With regard to detailed design, the form and materials proposed are similar to those within the terrace and are considered appropriate.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. Whilst the proposal involves the addition of two windows to the rear elevation, given the position and height of the windows, they would not detrimentally affect the amenity of neighbouring occupiers in terms of overlooking in comparison to the existing situation.

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

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016 and the National Planning Policy Framework 2018.

- 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).

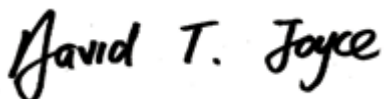
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2018.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning