

Application ref: 2022/1372/P
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Date: 24 June 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

LVH Architects Ltd.
68 Leighton Road
London
NW5 2QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
145 Leighton Road
London
NW5 2RB

Proposal: Erection of a single storey infill extension to lower ground floor. New mansard roof and replacement of fenestration to front and rear of property.

Drawing Nos: 1024_200_012-REV-D, 1024_100_011, 1024_100_012-A,
1024_100_013-A, 1024_100_014-A, 1024_100_015-A, 1024_200_011,
1024_200_013-A, 1024_200_014-A, 1024_200_015-A.

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 1024_200_012-REV-D, 1024_100_011, 1024_100_012-A, 1024_100_013-A, 1024_100_014-A, 1024_100_015-A,

1024_200_011, 1024_200_013-A, 1024_200_014-A, 1024_200_015-A.
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.

Informative(s):

- 1 Reasons for granting permission.

Camden Planning Guidance expects development proposals to respect unimpaired roofscapes. The group of buildings between nos. 149 -141 are not characterised by roof extensions; however to the west and the wider area, there are a number of different mansard roof extensions. It is also noted that the application site itself benefits from a shallow pitched roof extension and therefore doesn't feature the original butterfly valley roof form. As such, given the limited number of unimpaired properties in this group the principle of the extension is acceptable, subject to design.

The mansard would have a pitched roof and would be flat-topped with PV panels which cannot be seen from street level. The proposed roof extension would not appear unduly prominent or incongruous within the street scene. In terms of the design of the roof extension, it is a traditionally detailed mansard which would not appear overly large or overbearing. It features two dormer windows to the front and rear roof slopes which would appear as discreet additions, sitting behind the parapet with a substantial gutter, and aligning with the windows below. The windows would be traditional timber which is acceptable. The introduction of a timber framed door to provide access onto the existing terrace above the closet wing is acceptable. At first floor a modern single pane door would be replaced with a traditional six over six sash window.

The ground infill rear extension is modest in scale and would be subservient to the building in terms of depth and height. The extension would not project beyond the rear closet wing therefore not extending as far as others on the terrace. The extent of rooflights and glazing for the sliding doors is acceptable.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and the character and appearance of the conservation area, under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed roof extension would not result in loss of outlook to neighbouring properties given its shallow roofslope. This property has an existing terrace which would be replaced on a like-for-like basis with new railings. As a result,

the balcony would not obstruct light to neighbouring windows or increase overlooking beyond what is already established. There would be no additional overlooking. The rear extension would be contained by boundary walls and would not obstruct light to neighbouring windows. Due to the nature of the external works, it is considered that the proposal would not result in any harm by way of a loss of light or outlook for neighbouring occupiers.

One objection was received relating to the loss of light from the terrace and the potential for noise and dust. As stated above the terrace is being replaced on a like-for-like basis so there would be no change from the existing situation. In relation to concerns about noise, construction hours are the subject of the Environmental Health Act and Camden's Minimum Requirements.

The planning history of the site and surrounding area were considered when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan 2021, and 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

A handwritten signature in black ink, appearing to read 'DP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer