

Application ref: 2022/0002/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Mr Thomas Edlin  
120 Leighton Road  
London  
NW5 2RG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**120 Leighton Road  
London  
NW5 2RG**

Proposal:

Erection of mansard roof extension including installation of 2 front dormer windows and rear roof terrace with balustrade, and installation of additional rear window at second floor.

Drawing Nos: Location Plan 120 Leighton Road NW5, 1608-(EX)01, 1608-(EX)03, 1608-(EX)04, 1608-(PL)02 Rev A, 1608-(PL)04 Rev A, 1608-(PL)05 - Revised version 21/10/22, Location of Plane Tree at 120 Leighton Road, 120 Leighton Road Design & Access Statement January 2022.

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: Location Plan 120 Leighton Road NW5, 1608-(EX)01, 1608-(EX)03, 1608-(EX)04, 1608-(PL)02 Rev A, 1608-(PL)04 Rev A, 1608-(PL)05 - Revised version 21/10/22, Location of Plane Tree at 120 Leighton Road, 120 Leighton Road Design & Access Statement January 2022.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Permission was granted in 2017 (ref 2017/2104/P) for a similar scheme which did not commence and has since lapsed. The current proposal is identical apart from the addition of a bathroom window to the rear façade, and employment of sash windows to the front roofslope instead of casements as a requested revision.

The proposed flat-topped mansard roof extension would replace the unaltered butterfly roofscape and would be of a traditional design set behind the existing front and rear parapets. The front roof slope would be tile hung in slate and rise at an angle of 70°, and two modestly proportioned dormer windows of the same style and alignment as the windows below would be inserted into the front roofslope. The proposal originally featured casement windows, but these have now been revised to sash windows with smaller panes of glass to respond to the fenestration of the neighbouring mansard windows and those of the lower levels of the host property.

The proposal would include the installation of a 1m deep roof terrace to the rear, accessed through full-height sliding aluminium doors, with a 0.6m glazed balustrade inserted above the rear parapet. Whilst the design of the rear of the roof extension does not comply with CPG1 (Design) guidance for mansard roof extensions, given the existing mansard roof extensions with rear roof terraces and rear glazed balustrades at the adjacent neighbouring properties Nos. 122-126 (even) Leighton Road and the limited public views to the rear, the proposed roof extension is considered to follow an existing pattern of the terrace and is appropriate in this instance.

The proposed raised parapet wall between Nos. 120 and 118 Leighton Road would match the existing raised parapet wall between Nos. 120 and 122. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Kentish Town

## Conservation Area.

A new bathroom window to the rear façade at second floor level will match the fenestration of the first floor window below, and also correspond with the windows of neighbouring properties No 118 and 122.

Given the scale, form and location of the works, it is not considered that the proposal would have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy. Whilst the proposed roof terrace would adjoin the existing roof terrace at No. 122 Leighton Road, the existing raised parapet wall between the properties would prevent overlooking into neighbouring habitable rooms. The bathroom window is modest and would not look into any adjacent habitable rooms or significantly increase the overlooking into rear gardens below above the existing situation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposal 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 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](http://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.

- 5 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

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

Daniel Pope  
Chief Planning Officer