

Application ref: 2022/2691/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
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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

Whittaker Parsons Ltd
S6, St.Hilda's
18 Club Row
London
E2 7EY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**177 Leighton Road
London
NW5 2RD**

Proposal:

Erection of a lower ground floor rear extension with green roof replacing existing rear wing and replacement of lower ground floor door on front elevation with window.

Drawing Nos: E001 rev P1; E002 rev P1; E010 rev P2; E011 rev P1; E025 rev P2; E050 rev P2; P100 rev P3; P101 rev P3; P125 rev P3; P150 rev P3.

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: E001 rev P1; E002 rev P1; E010 rev P2; E011 rev P1; E025 rev P2; E050 rev P2; P100 rev P3; P101 rev P3; P125 rev P3; P150

rev P3.

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 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 Prior to the relevant part of the works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017 and GO3 of the Kentish Town Neighbourhood Plan 2016.

- 5 The roof of the single storey lower ground floor rear extension hereby approved shall only be accessed for maintenance purposes and shall not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal would include a single storey rear extension at lower ground floor level and replacement of lower ground floor door on front elevation with window. Revisions have been received during the course of the application to omit the roof terrace on the roof of the single storey rear extension, to reduce the length of the extension from 5.5m to 4.7m and to reduce the height of the single storey extension from 3.66m to 3.0m. The roof of the extension is now proposed to include a green roof.

The single storey rear extension would now be acceptable in terms of its size,

height and scale. The extension would include a flat roof and a centrally positioned roof light would provide light into the space below. Following the revisions to reduce the length and height of the extension, its scale is considered subordinate to the main 4-storey building and is similar to the scale of existing rear extensions along the terrace. Notably it now matches the length of the rear extension at no 173 approved in 2019. The extension would be finished in clay render with aluminium double-glazed sliding doors in the rear elevation. The detailed design of the proposed extension is considered acceptable as the contemporary approach would be in keeping with the established character and appearance of the terrace grouping. The site is not located in a conservation area and similar styles and sizes of extensions already exist, notably at the adjoining properties at nos. 173 (approved 2019), 175 (prior approval granted in 2016) and 181 Leighton Road.

The existing double doors at lower ground floor level on the front elevation would be replaced with a metal framed double-glazed window opening of similar size and dimensions. Given its location at lower ground floor level, the detailed design of the new window would be considered acceptable.

The proposed extension would project up to the boundary with the neighbouring properties. No. 175 has a deeper single storey rear extension that projects out 5.5m from its main rear elevation. The proposal would not have any impact on the amenity of this property in terms of daylight and sunlight. There is an existing single storey rear extension (3.6m in height and 2.2m in depth) next to the boundary with no. 179 that is to be retained. Following concerns raised by local residents and officers about the size of the proposed extension, revisions have been made to reduce its height and length. The extension would now have an overall 4.7m depth and project 2.45m beyond both the above-mentioned retained rear extension and the adjoining neighbouring extension at no. 179; it would also measure 3m in height, the minimum possible in this context to accommodate a green roof substrate. It is considered that the proposed extension would not have a seriously harmful impact on the daylight or outlook to the room that is served by the lower ground floor glazed door opening in the main rear elevation of no. 179. A condition would be attached to restrict the use of roof to be accessed for maintenance purposes only. This would ensure no direct overlooking into the gardens of the neighbouring properties.

No windows would be installed in the side elevations of the extension and would not result in any overlooking into the neighbouring properties. The size and location of the proposed rooflight would not result in any harmful light spill to neighbouring properties and would be considered acceptable.

A green roof would be installed on the roof of the extension. Details of the green roof should be submitted to ensure that it is viable and provides biodiversity improvements at the site. This would be secured by condition.

- 2 The site's planning history has been taken into account when coming to this decision. 1 objection was received from the neighbouring occupier at no. 179 regarding the height of the extension and the roof terrace. These objections have been taken into consideration as part of the assessment of the proposal. 1 letter of support was received from no. 173.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, A1, A3 and D1 of the Camden Local Plan 2017 and policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016. It also accords with the London Plan 2021 and 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 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).
- 5 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer