

Application ref: 2022/4833/P
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Date: 25 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
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www.camden.gov.uk/planning

Concept Planning
19 The Brambles
Prospect Road
St. Albans
AL1 2DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

16 Leighton Place
London
NW5 2QL

Proposal:

Recladding of rear dormer, installation of rooflights on front roofslope and rear dormer, and replacement of windows and doors on rear elevation at ground and first floors

Drawing Nos: Site Location Plan 2104-P-OS MAP, 2104-P-121 P4, 2104-P-112 P4, 2104-P-122 P4, 2104-P-111 P4, 2104-P-120 P4, 2104-P-113 P4, 2104-P-110 P4, Design and Access Statement

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:

Site Location Plan 2104-P-OS MAP, 2104-P-121 P4, 2104-P-112 P4, 2104-P-122 P4, 2104-P-111 P4, 2104-P-120 P4, 2104-P-113 P4, 2104-P-110 P4, Design and Access Statement

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 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 proposals involve alterations to the rear dormer including recladding with zinc and installing two replacement aluminium windows which would be in keeping with the proposed fenestration below. There would be an acceptable ratio between glazing and solid on the dormer and the use of zinc is considered appropriate at roof level.

It is proposed to install metal Crittall windows on the rear ground floor which would be subordinate and sympathetic additions to the rear elevation and are considered acceptable. They would reflect the proposed fenestration of the rear dormer. A window on the rear of the first floor would be replaced with an aluminium casement window which is considered acceptable in this location.

It is also proposed to replace the existing two rooflights by a row of three on the front roofslope and to install a rooflight on the flat roof of the rear dormer. The property is a single dwellinghouse and benefits from permitted development rights and the installation of the rooflights could be achieved under permitted development. The permitted development fallback option is thus applicable. The rooflights would be subordinate to the roofslope and would be flush with the roof level and are thus considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account 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 and policy D3 of the Kentish Town Neighbourhood Plan 2016. 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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer