

PRECEDENT WITHIN THE CONSERVATION AREA OF AN END OF TERRACE HOUSE - 90 LEVERTON STREET (PLANNING REFERENCES: 2018/3364/P and 2019/5223/P) - APPROVED



A VIEW OF 90 LEVERTON ST - LOOKING TOWARDS THE CORNER OF OSPRINGE ROAD

B VIEW OF 90 LEVERTON ST - LOOKING FROM RAILEY MEWS

C VIEW OF 90 LEVERTON ST - LOOKING FROM OSPRINGE ROAD

D VIEW OF 90 LEVERTON ST - LOOKING UP THE ROAD

90 LEVERTON ROAD -

90 Leverton Road is an end of terrace Victorian 4 storey terraced house within the Kentish Town Conservation Area which has recently received planning approval for an inset tile faced roof mansard. The mansard has been constructed. The property is in a prominent position visible from multiple directions. The approved works include raising the top of the rear parapet wall to match the side and front parapets, tile faced inset sides to the mansard with front and rear dormers behind the parapet walls.

PRECEDENT WITHIN THE CONSERVATION AREA OF AN END OF TERRACE HOUSE - 44 FALKLAND ROAD - (PLANNING REFERENCE 2017/6999/P) - REFUSED

Whilst it might be tempting to view the earlier refusal to permit a mansard at 44 Falkland Rd (Ref: 2017/6999/P) as grounds to refuse this proposed mansard at number 66, to do so would overlook how it was not the principle of adding a mansard in itself that led to the Planning Inspector's view (APP/X5210/W/19/3230050) that it would harm the character and appearance of the host building as well being unsympathetic to the street scene and neighbouring Listed Church - rather it was the specific form and prominence of what was being proposed at number 44 that had an adverse impact.

Character - 66 Falkland Road, formerly a Public House, was designed to be a distinctive end to the less exposed end of the terrace. The 3 storey property has an elaborate character with applied mouldings around the windows, corners, corncicing and absence of V shaped roof - differing greatly from the consistant appearance of the other 12 properties in the terrace which have 4 storeys and butterfly rear walls.

Prominence - 66 Falkland Road is towards the dead end of the road and directly opposite buildings noted as having a neutral and negative impact on the Conservation Area whereas number 44 is a more prominent position acting as the backdrop to the Grade 2 listed Our Lady of Help Christians Church (at the corner of Lady Margaret Road and Falkland Road).

Height / Visibility - The proposed mansard at 66 Falkland Road is sheltered below the flanking chimney stack, and inset from the front and rear sides of the stack - whereas the height of the mansard roof at number 44 would have risen considerably above the chimney pots and in front of the sides of the chimney stacks.

Treatment of the walls - The front and side of 66 Falkland Road has a projecting cornice and parapet with the parapet stepping down along the rear. The proposal at 66 Falkland Road raises the rear parapet to the height of the side/front parapet thereby acting as a complete termination of the terrace (as was also done at 90 Leverton Street) whereas at 44 Falkland Road the proposal to replace the distinctive V shaped rear wall with a flat raised parapet changes the existing V shaped 'Butterfly Roof' form of the property which repeats as far as 64 Falkland Road (66 Falkland Road does not share this appearance).

The proposed mansard at 66 Falkland Road has been inset and lowered from how it was previously proposed, and subsequently withdrawn (Ref: 2021/6279) with the drawings indicating the former proposal.

The 3 photographs of 66 Falkland Road shown on drawing 163-P-049-A Photographs Including the Proposed Mansard indicate how the proposed inset mansard is barely visible from the surrounding roadways as it is sheilded behind the existing and proposed parapets.



E VIEW OF 66 FALKLAND RD - LOOKING TO WILLINGHAM TERRACE



F VIEW OF 44 FALKLAND RD - LOOKING TO OUR LADY CHURCH

<b>Notes:</b> Drawings to be read in conjunction with all consultants information. Do not scale from the drawing. All dimensions to be checked on site. Drawing only to be used for purposes indicated. Notify A.P.T Architects + Designers Ltd of any discrepancies. This drawing is copyright of A.P.T Architects + Designers Ltd and not to be used or reproduced without their express permission in writing.	<b>Revisions:</b> REV A: 01.2024 ISSUED FOR PLANNING	<b>Client:</b> MR + MRS DRAKE	<b>Dwg Title:</b> DESIGN STATEMENT 03				<b>Project:</b> 66 FALKLAND ROAD KENTISH TOWN LONDON NW5 2XA	<b>Drawing No:</b> 163/P/048
		<b>Dwg Status:</b> FOR PLANNING	<b>Scale:</b> N.T.S. @ A3	<b>Job No:</b> 163	<b>Date:</b> 01.2024	<b>Rev:</b> A		
		<b>Local Authority:</b> L B CAMDEN						