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Planning Statement

95 Leverton Street, London, NW5 2NX

Client Ref: **2442AP**
Agent: **Detailed Planning Ltd**
Date: **Nov 2024**

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Introduction

This application is for a rear dormer with front facing roof lights to facilitate a loft conversion. The proposal also includes fenestration updates. The property is not listed and is not located in any flood risk zones; It is, however, located towards the edge of the Kentish Town Conservation Area.

The documents included are:

- Planning Form
- Planning Statement (this document)
- CIL Form
- Location Plan, Block Plan, and Existing and Proposed Drawings

The site is located between Kentish Town Station and Tufnell Park Station. The property is a semi detached property located on the west side of Leverton Street at the junction with Railey Mews; a residential street comprising terraced and semi detached residential dwellings. The property (along with the adjoined property) boasts a separate architectural style to the rest of the properties on the street which are traditional multi storey London townhouses. The site is a more modern two storey brick dwelling.

Kentish Town Conservation Area

Kentish Town Conservation area was designated in three stages. Torriano Cottages was the first to be designated in June 1985 with Leighton Road, Falkland Place and Leverton Place following shortly after towards the end of the year. The final area north of Falkland Road was included in 2011.

Leverton Street is characterised by its composition of coloured stuccoed houses lined with terrace uniform developments, some with remaining 'antique greek' ironwork details. The properties are noted for their neat front gardens. There is a homogenous design of houses and detailed joinery along the street. It is noted that 93 and 95 Leverton street are not included in the list of buildings that have a positive effect on the environment and would not be considered as a landmark, rather they are considered to make a neutral contribution and it is noted that there might be potential for enhancement.

Proposal

The Proposal includes a roof extension comprising a rear facing dormer set in from the boundaries by 1m and being set back from the eaves and set down from the ridge respectively to ensure that it is subordinate to the main area of the roof. Front facing rooflights are to be of a conservation style to maintain the character of the area.

The design of the extension has been proposed to suit the scale of the existing and surrounding properties, many of which already benefit from roof extensions, while maintaining the character of the immediate area. As mentioned above the dormer extension has been set in from all boundaries to maintain a subordinate appearance and is positioned centrally on the roof face.

The proposed material finish looks to retain the existing material palette with the dormer cheeks to be finished with tiles to match the existing so that it blends in seamlessly with the existing. Throughout the property the fenestration is proposed to be updated to match the adjoining property at no.93 for which the windows have been replaced. In doing so this will bring a more cohesive appearance between the two properties.

Similar Applications

Throughout the street there are many examples of roof extensions to allow for loft conversions, in fact more properties have a roof extension than do not, while these are mansard extensions there is an example on the mews behind with a similar dormer extension under the approved application no. 2021/1925/P:



Screenshot of Approved Application No. 2021/1925/P

Reasonable Exemption Statement

The current fire safety measures are appropriate and will not be adversely affected by the development as fire doors and a protected hallway have been provisioned and will be detailed in the technical drawings to comply with the current building regulations for fire escape. There will be no alterations for the space provisions for fire appliances and assembly points (D12A criteria 1), no alterations to the passive and active safety measures (D12A criteria 2), no alterations to the construction products and materials of the existing dwelling (D12A criteria 3), no alterations to the means of escape and evacuation strategy or fire equipment required (D12A criteria 4-6)

Conclusion

As explained above there should be no amenity concerns for the proposal and there are examples of very similar approvals within the immediate area. The alterations to the fenestration will provide a more homogenous feel towards the adjoining neighbour which will be in keeping with the aims of the conservation area which outlines the opportunity for the property to be enhanced for which these alterations will do.

I look forward to any discussions with the planning department throughout this application. I trust that the enclosed is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Kind Regards,
Chris Watkins BSc(Hons) MCIAT
Chartered Architectural Technologist
Nov. 2024

Site Photos



Front view of Property



Rear view of Property