



Architects & Chartered Architectural Technologist Practice

Detailed Planning Ltd, Greenside House
50 Station Road
London N22 7DE

enquiries@detailed-planning.co.uk
www.detailed-planning.co.uk
020 8150 0494

Planning Statement

95 Leverton Street, London, NW5 2NX

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

www.detailed-planning.co.uk

020 8150 0494 · enquiries@detailed-planning.co.uk

Reg Eng and Wal No.7820362 · Detailed Planning Ltd, 311 Chase Rd, London N14 6JS · VAT No. 187 9134 64



Introduction

This application is for the removal of an existing conservatory to be replaced with a single storey rear extension with associated internal changes. 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 full width, single storey ground floor extension to the rear, extending 3m from the existing rear elevation. The roof is proposed as a flat roof surrounded by a parapet wall finished with a soldier brick course. The flat roof will be at a height of 3.12m with the maximum height of the extension at just 3.32m.

The design of the extension has been proposed to suit the scale of the existing and neighbouring property: which already benefits from a rear extension, while maintaining the character of the immediate area. Replacing the dated, non matching conservatory to the ground floor with a bricked extension to match the existing will be more in keeping with the original property.

The proposed material finish looks to retain the existing material palette with the walls to be finished with brick to suit the existing property and a flat roof finished with a single ply membrane surrounded by a parapet wall with a soldier course of brickwork.

There should be no amenity concerns from any neighbouring properties due to the current conservatory in place. As mentioned above the adjoining neighbour at no.93 already benefits from a rear extension.

Similar Extensions

Along the street there is an ample ground floor extension of a similar depth and height to the proposal, namely at no.59 under approved application no. 2013/7186/P. There is a similar approved application at no.80; 2015/5906/P as well as countless others than can be seen from google maps.

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 will provide a more homogenous feel to the property 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