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Our ref: 2025/0042/PRE
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Owen Langshaw-Lee
Via email

www.camden.gov.uk/planning

Re: 129 Leighton Road, London, NW5 2RB

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £533.50 was received on 07/01/2025.

1. Proposal

1.1 The proposal involves the erection of a roof extension comprising alterations to the rear elevation: moving the rear wall to rise flush with the back of the house, replacing the sloped, set-back design and front elevation: moving the front wall to rise flush with the façade of the property.

2. Site Description

2.1 The application site comprises a residential flat at ground, first and second floor level of a four-storey residential property forming part of a terrace on the north side of Leighton Road. The building contains one other residential property.

2.2 The building is not listed and does not lie within a conservation area. It is however within the Kentish Town Neighbourhood Plan Area.

3. Relevant Planning History

2024/1517 - The erection of a rear first floor extension with a rooflight, and the creation of a new mansard roof with roof lights – **Granted 06/08/2024**

4. Relevant Policies and Guidance

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

- A1 Managing the impact of development
- D1 Design

Camden Planning Guidance (2021)

- CPG Amenity (2021)

- CPG Design (2021)
- CPG Energy Efficiency and Adaption (2021)
- CPG Home Improvements (2021)

Kentish Town Neighbourhood Plan 2016

- D3 Design Principles

National Planning Policy Framework (NPPF) 2024

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Design
- Amenity

6. Design and Heritage

6.1 Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.

6.2 Paragraph 125(e) of the NPPF states that development should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

6.3 The Kentish Town Neighbourhood Plan states that development proposals must be well integrated into their surroundings and reinforce and enhance local character and proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments.

6.4 The CPG for 'Home Improvements' advises that roof extensions should be subordinate to the host building, include features informed by the host building and surrounding context and take the form of a traditional mansard, a modern interpretation or a more innovative approach.

6.5 In 2024 planning permission was granted for a mansard style roof extension at the property. It was considered that the principle of a sensitively designed addition at roof level would be acceptable within the context of an irregular terraced roofline. At the time it was considered that the roof extension would have a traditional design that complies with Camden Planning Guidance (Home improvements). The two dormer windows to the front and rear roof slopes would appear as discreet additions, sitting behind the parapet with a substantial gutter, and aligning with the windows below. The windows would be traditional timber sash which is acceptable. The extension's siting, detailed design and scale would ensure that it does not appear as a dominant addition at roof level and would not appear out of place in the streetscene.

6.6 It is now proposed to alter the roof extension so that the front and rear elevations are flush with the front and rear façade of the property. This would create an additional floor

that would not appear subservient to the original host dwelling and would appear as an additional storey on top of the existing dwelling rather than a more subservient mansard style roof as was previously approved.

6.7 It is considered that the principle of a roof extension in a sensitively designed mansard style is acceptable. This is due to the presence of other similar mansard style roofs in the street, although the original roof characteristic of this section of Leighton Road was butterfly style roofs behind a front parapet. It is considered that a roof extension by means of an additional storey with vertical front and rear walls flush to the original facade would not be consistent with the prevailing form of neighbouring properties and the overall street scene. The creation of this style of non-subservient roof extension would not reflect either, the height, bulk or character of the neighbouring properties. It would result in the roof extension appearing bulky, incongruous and dominant in the streetscene and would not respect the character, height or appearance of the neighbouring properties.

7. Amenity

7.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for redevelopment that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise. CPG (Amenity) provides specific guidance with regards to privacy and outlook. CPG (Home Improvement) provides specific guidance with regards to loss of daylight.

7.2 The proposed roof extension would be unlikely to result in loss of outlook or light to neighbouring properties.

7.4 CPG (Home Improvements) says that extensions should not cause undue overlooking to neighbouring properties and cause a loss of privacy.

8.0 Conclusion

It is considered that a roof extension by means of an additional storey with vertical front and rear walls flush to the original facade would result in the property appearing bulky, incongruous and dominant in the streetscene and would not respect the character, height or appearance of the neighbouring properties. This would be contrary to Policy D1 of the Camden Local Plan, Policy D3 of the Kentish Town Neighbourhood Plan and Paragraph 125(e) of the NPPF.

9.0 Planning Application Information

The Council on balance would not support the principle of the proposed development, based on the comments outlined above.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document, please do not hesitate to contact Matthew Kitchener on **020 7974 2416**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,
Matthew Kitchener

Planning Officer
Planning Solutions Team