



www.MEGAPLAN.co.uk +44 (0) 2037303151 12 Old Bond Street London W1S 4PW

28th March, 2025
London, UK

Camden Planning Department
London Borough of Camden 2nd Floor,
5 Pancras Square c/o Town Hall, Judd Street
London
WC1H 9JE

HERITAGE STATEMENT

5 LEVERTON STREET, LONDON, NW5 2PH

1. PROPOSAL:

Loft extension and partial rehabilitation of the architectural and structural elements in the building, including a new railing in the front garden.

2. ASSESSMENT:

The subject property is a listed building located at 5 Leverton Street, an end-terrace property in Kentish Town, an area rich in architectural heritage and historical significance. The property is representative of the Victorian-era terraces that define the area's character, with features such as light-coloured stucco facades, sash windows, and decorative detailing. These elements contribute to the cohesive streetscape and the historical narrative of the locality.

The property's architectural significance lies in its contribution to the urban fabric of Leverton Street, which is characterized by its uniformity and period charm. The front garden, though modest in scale, enhances the visual appeal of the property and the street as a whole.

The objective is to modernize and enhance the property's functionality while preserving its historic character, ensuring that any new work remains in keeping with Camden's heritage and design sensibilities.

3. HERITAGE APPRAISAL:

Although modest in scale, this property is representative of historical urban development patterns in north-west London. The surrounding fabric comprises a variety of period properties that have evolved sympathetically over time, making careful design and sensitive interventions essential.



5 Leverton Street forms part of an established urban fabric typical of the historic terraced developments found in this part of London. The property exemplifies traditional construction techniques and period detailing that contribute to the distinctive character of Leverton Street and its surroundings. Notable aspects include:

Period Features: The building exhibits traditional materials, detailing, and proportions characteristic of its era, which add to the cohesive character of the local streetscape.

Context: Located in a highly regarded part of Camden, the property sits alongside similar period structures. Its front elevation and garden contribute to a unified and attractive streetscape that is valued both by residents and within the local planning framework.

Evolution: While earlier modifications have allowed the building to serve evolving uses, its core architectural qualities—such as its painted stucco facades, sash windows, and decorative detailing—remain essential heritage assets.

Main elements featuring at N.5 are:

Rare Victorian front stucco painted brick

First-floor band and projecting cornice under the parapet.

Sash windows: Margin-light sashes in moulded architrave surrounds,

- console brackets Above openings on the first floor
- Wooden doors and windows
- Pronounced cornices
- Slate roof
- Slightly dropped from the rest of the terrace.

3. CONCLUSION:

The proposed development at 5 Leverton Street offers a measured and sensitive response to the dual imperatives of modernizing the building for current use while safeguarding its historic and architectural significance. The loft extension provides additional desirable space with minimal impact on the building's character, while the partial rehabilitation and new garden railing serve both to restore and enhance important heritage features. Taken together, these works ensure that the property continues to contribute positively to the historic streetscape of Leverton Street, in full accordance with Camden Council's planning and conservation objectives.

Megaplan, 2025