

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/1614/P	59-61 Leighton Road London NW5 2QH	Richard McEllistrum	Michael Newland	25/04/2013 13:40:54	COMMNT

Response:

I object to this application on the following grounds.

1. There are a decreasing number of public houses welcoming to those on lower incomes and wearing ordinary clothes. This public house has provided such a local amenity since the 19th century - it appears in the 1881 census - and it is unlikely to lend itself to gentrification due to its situation. The fact that another use might be more immediately profitable to the owners should not be a planning consideration. The proposed change of use should be refused.

2. The front elevation on Leighton Road is a familiar and valuable part of the architectural heritage of the area. It should have been included in the Conservation Area. Although it was not so included it faces the Conservation Area and is thus a part of the visual amenity of that area. The front elevation is a good example of what has become with the passage of time a period style in its own right and one of greater character than most contemporary building - sometimes termed 'bypass Tudor'.

The existing front elevation to 59-61 Leighton Road should be retained.

3. The Planning Committee refused the last application 2012/5996/P - among other grounds - because the proposed south elevation facing Leighton Road presented both a 'design' and 'incongruous addition to the Leighton Road streetscene harmful to the general character and appearance of the surrounding area and the adjacent Kentish Town Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our heritage)'. The same applies to the current application which should be refused.

Please notify committee date.
