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Planning and Design Access Statement

1 Leverton Place, London, NW5 2PL

Planning statement, incorporating a design and access statement to accompany an application for planning permission to extend the 2nd floor rear elevation, incorporating new double glazed doors and roof terrace, new double glazed doors at rear 1st floor level and 3 no. new sash windows to the side elevation at 1 Leverton Place, NW5 2PL.

1.0 Introduction

1.1 This statement has been produced to accompany a planning application for permission to develop at the address above. The statement demonstrates that the proposed small-scale alterations comply with all adopted policies and are compatible with the scale of the building and has been informed by and responds to its context. The proposed changes will therefore not cause harm to the character and appearance of the area nor have any detrimental impact upon the amenities of the neighbouring properties.

1.2 For the avoidance of doubt this statement also addresses the requirements of a design and access statement.

2.0 Site Context

2.1 The property is number 1 Leverton Place, situated east of Kentish Town Road close to Kentish Town Station and falls within the Kentish Town Conservation Area. It is a three storey end of terrace property constructed from London stock brick.

3.0 Proposal

3.1 This application seeks consent for the following;

- Second floor flat roof rear extension constructed with London stock brick with opening and doors onto new roof terrace with balustrade and walk-on roof light.
- New opening and doors to first floor rear projection with new-walk on rooflight
- New windows to side elevation to match existing adjacent sash windows.

4.0 Approved Planning History

4.1 26.09.01 Approval of details of new openings and change of use to 3 houses (1, 2 and 3 Leverton Place). PEX0100778
New windows and door to rear elevation with adjustments to ground floor flank windows and render to one storey high on side elevation (Falkland Place).

4.2 21.11.00 Approval for change of use of three ground-floor shops with flats above to three family dwelling houses.
External alterations including the erection of railing around the rear roof terrace and the provision of balconettes on the front elevation.

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5.0 Planning Considerations

- 5.1 The new flat roof rear extension will be built from London stock brick to match the existing external walls of the property and that of the neighbouring terrace in accordance with section 25.3 of DP25. The extent of the new rear extension will be approximate 2100mm so as to align with the rear projection of the neighbouring properties.
- 5.2 The rear opening will be appropriate to the width of the building and the doors will be set back and framed so as to be subservient to the building fabric. The new cast iron railing to the new 2nd floor terrace will be painted black to match those of the first floor terrace below in accordance with section 25.3 of DP25.
- 5.3 This small-scale extension will not cause detriment to the surrounding properties nor will it harm the character or appearance of the parent building, rear street scene or the wider conservation area in accordance with the aims of Policies DP24 and DP25 of the boroughs development plan.
- 5.4 To the side of the property facing on to Falklands Place it is proposed to add three new sash windows. The existing 1st and 2nd floor windows at the southern end of the elevation are to be replicated further north along the elevation. These proposed new windows will open up the center of the property and will have matching proportions and lines of fenestration as the existing in accordance with section 25.3 of DP25. A third matching window is proposed further along the elevation to open up the kitchen. The introduction of these windows is considered appropriate with the context and will preserve and enhance the character and appearance of this elevation, the street scene and the wider conservation area in accordance with the aims of Policies DP24 and DP25 of the boroughs development plan.
- 5.4 The access into the property will not be affected by the proposal. The main access to the front of the building and side of the building will remain as existing.
- 5.6 The development and all associated works will be in accordance with the latest Building Regulations and approval will be sought from an Approved Building Inspector.

6.0 Conclusion

- 6.1 For the reasons outlined above, it is considered that the proposals at 1 Leverton Place will not cause harm to the character or appearance of the building, the street scene or the wider conservation area in accordance with the aims of Policies DP24 and DP25 of the boroughs development plan. Nor will they result in any detriment to the amenities of the neighbouring buildings and only serve to preserve and enhance this part of the conservation area.