

Planning and heritage statement
to accompany a planning and
listed building consent
application for internal and
external alterations, including a
single storey extension at 66
Leighton Road

Planning and Heritage Statement

66 Leighton Road, London, NW5 2QE

ADL Planning Limited

1.0 Introduction

- 1.1 This statement has been produced to accompany a planning and listed building consent application for alterations to the property to facilitate its reinstatement as a family home involving internal alterations, insertion of a new staircase, the provision of a new roof light, minor external modifications to provide a fanlight above the principal entrance, the replacement of front boundary walls with railings and the replacement of non-original fenestration. Removal of the existing single storey extension and shed to the rear is also proposed, together with erection of a full width single storey extension in its place.
- 1.2 The statement demonstrates that the proposed works comply with all adopted policies and guidance and are not considered to cause harm to the special architectural or historic interest and significance of the listed building. The reuse of the property as a single family dwellinghouse is historically appropriate. The internal modifications proposed will ensure that this family home evolves whilst removing some non-original features.
- 1.3 The replacement of non-original fenestration, together with the removal of the inappropriate front boundary walls and their replacement with railings, and the reinstatement of the basement access to the principal elevation will enhance the special character, appearance and significance of the historic building. The proposed replacement of the existing internal staircase and replacement of a single storey extension to the rear, extending beyond the existing structure would not cause harm to the special architectural or historic interest and significance of the designated heritage asset.
- 1.4 For the avoidance of doubt this statement also addresses the requirements of a design and access statement.

2.0 Application site

- 2.1 66 Leighton Road is a three storey plus basement terrace property located on the south side of the street.
- 2.2 The property is a Grade II listed building along with its immediate neighbours on either side.
- 2.3 The listing describes the building as;

‘TQ2985SW LEIGHTON ROAD 798-1/43/1833 (South side) Nos.66, 68 AND 70 and area railings to Nos.68 and 70 GV II. 3 terraced houses. c1840. Rendered brick, roof not seen. 3 storeys and basement, No.70 two windows wide, Nos 66 and 68 with a single window to front with doors to side. All with bands at first and second floor levels, No.66 with moulded cornice. Nos 68 and 70 with 16-light sashes, No.66 with tripartite sash windows to upper storeys, the narrower side panels with pointed tracery. Panelled doors under round-arched top lights. INTERIORS not inspected. SUBSIDIARY FEATURES: spear finial railings to areas of Nos 68 and 70. Leighton Road contains a variety of early C19 houses; this terrace with No.64 (qv) are the best preserved and most characterful group along the southern side’.

- 2.4 The application site is located within the Kentish Town Conservation Area which was designated and further expanded between 1985 and 2011.

3.0 Description of significance

- 3.1 Number 66 Leighton Road forms part of a terrace of grade II listed properties constructed circa 1840. The buildings are of three storeys with basements and are of varying bay numbers. The properties were constructed in piecemeal form as land for development was gradually released. The properties to the southern side of Leighton Road, of which this site forms part, originally featured larger gardens with stables etc. to the rear. The properties feature stucco to the exterior, bands at first and second floor level and a parapet at roof level with number 66 also featuring a moulded cornice. Number 66 in particular has tripartite windows at upper floor levels on the principal elevation with pointed tracery to the side panels.
- 3.2 As required in accordance with paragraph 128 of the National Planning Policy Framework (NPPF) the applicant is required to describe the significance of the heritage asset. For the interests of clarity and for the avoidance of doubt, significance is defined within Annex 2 of the NPPF as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.
- 3.3 Further, National Planning Practice Guidance¹ states that “Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.” The guidance also identifies that what matters in assessing a development proposal is whether or not it is judged to cause substantial harm in its impact on the significance of the heritage asset².
- 3.4 The Historic England document ‘Managing Significance in Decision-Taking in the Historic Environment’ provides information to interested parties in implementing historic environment policy in the National Planning Policy Framework published by English Heritage 2015 has been considered as part of this description of significance.
- 3.5 Conservation Principles, Policies and Guidance for the sustainable management of the historic environment identifies that a number of “heritage values” may be present within an area. These are identified as evidential, historical, aesthetic and communal values.
- 3.6 The area was originally open countryside that surrounded the village of Kentish Town. The area was identified for its health benefits and as an escape from the city during the 18th Century. Development of the area progressed incrementally with the historic core of the area

¹ Paragraph: 009 Reference ID: 18a-009-20140306

² Paragraph: 017 Reference ID: 18a-017-20140306

centred around the old village, along Kentish Town Road, following the route of the Fleet River (now culverted). Historically Leighton Road began as a path that led from the Assembly House to Maiden Lane. Development of Leighton Road began “when landowner Joshua Prole Torriano sold small plots of land freehold to private individuals for houses”. Thus the housing developed either as individual houses or small groups, with a variety of styles, materials and detailing levels present. The predominant building materials were stock brick, stucco and part stucco principal elevations. Development continued within the area, with the arrival of The Midland Railway line in 1861, which cut through the area, with those properties on the south of Leighton Road losing gardens and stables.

- 3.7 The development along Leighton Road was completed circa 1875. However, the surrounding area continued to develop throughout the 19th and 20th centuries including alterations to properties, with new housing blocks inserted along Leighton Road (20th century). The nature of this development and its form reflects the changing nature and development of London during this time period.
- 3.8 The building itself reflects the distinctive style of this period and the residential nature of development within this area. This is reflected in the buildings stucco appearance, tripartite windows with pointed tracery, together with an overall classical architectural approach and strong symmetry remaining within its design and form despite later alterations.
- 3.9 The changing living requirements since the properties construction have resulted in a number of alterations to the properties original design and detailing. These alterations provide a narrative of the properties evolution, however, in some cases can detract from the significance of the original built structure.

4.0 The Proposal

- 4.1 This application seeks consent for internal and external alterations associated with the reuse of the property as a single family dwellinghouse. These works comprise internal alterations, the replacement/upgrading of plumbing work, the relocation of bathrooms and associated partition walls, the replacement of the existing staircase within the same location, the removal of the raised round floor landing and reconfiguration of the entrance to the staircase from the existing hallway. It is also proposed to replace the glazing to those windows containing inappropriate replacement fenestration, insert a new roof light at main roof level and minor modifications to the front basement area including insertion of an access stair and door from ground level. In addition, it is proposed to remove the front boundary walls and reinstate the railings to match the neighbouring buildings along with the repainting and repair of the exterior of the building. A fanlight is proposed above the principal entrance door reflecting that present to adjacent properties. To the rear the existing extension is proposed for removal in order that a replacement, full width single storey extension can be erected.
- 4.2 All the proposed works are described in detail in this statement. The accompanying plans also illustrate all of the changes and are annotated for further information where necessary.

- 4.3 A number of key areas of alterations are proposed to ensure the designated heritage asset is fit for purpose and to ensure its optimum viable use. These works are detailed below and identified on the submitted plans.
- 4.4 The proposed replacement of the existing sanitary ware is a relatively cosmetic alteration, with the proposed replacements utilising the existing plumbing and drainage runs wherever possible. The existing floorboards within the rear bedrooms are currently uneven and create a slope to the floor. It is proposed rectify this issue by carefully lifting the existing boards and relaying them with a small insert to level the floor. The boards will then be carefully replaced in their existing location. With the exception of the levelling of the finished condition, the existing floor structure will remain the same. The floor build up will remain as existing in all places except where the slope is to be corrected.
- 4.5 New partition walls associated with the relocation of existing bathrooms are proposed to be relatively reversible in nature and could therefore be removed should the requirement change in the future. In addition, the relocation of the bathroom provision assists in restoring the original room layouts, ensuring they reflect the historic proportions. The above proposal, it is considered, would not result in a significant detrimental impact upon the special character, appearance or significance of the listed building.
- 4.6 A new kitchen is proposed at basement level, replacing the existing kitchen fit out in the same location. The proposed replacement of the existing kitchen, utilising existing plumbing, electrical and wiring runs, with additional lighting etc. attached to the proposed units ensures the minimum level of additional physical intervention with the historic fabric.
- 4.7 The property currently features a variety of internal door styles, with a number being later additions of a contemporary design introduced with the changing use of the property over time. This proposal involves the replacement of these non-original doors, as identified on the submitted plans, with doors to match the original style. The proposed change in door styles and the reintroduction of designs to reflect the originals would assist in enhancing the special character, appearance and significance of the designated heritage asset. The detail of the proposed doors is provided and cross referenced throughout the submitted plans for ease of reference.
- 4.8 Existing door architraves are present within the property, a number of which are historic in nature. Due to the scale of the historic door architraves, where indicated on the submitted plans, the existing door openings are proposed to be increased in height, with the associated increase in the existing door architraves. Where increases in height are proposed, the door architraves will be reintroduced to match those as existing. Any requirement for additional architrave pieces will be carefully matched to the original design and spliced in by specialist contractors to ensure that these historic features continue to contribute to the significance of the designated heritage asset.
- 4.9 Within a number of the rooms, later joinery details, including cupboards, shelving etc. have been introduced. Where identified on the submitted plans, these features are proposed for

replacement. Where the storage is being replaced, the detailing of the joinery will be simple and will seek to ensure that these elements are read as later additions to the property that are entirely reversible in nature should the requirement change in the future.

- 4.10 In addition, where existing fire places are present within the property these are proposed for retention and provide a significant contribution to the special character, appearance and significance of the designated heritage asset.
- 4.11 A number of alterations have been undertaken to the existing staircase with the loss / reconfiguration of elements of the staircase structure, as evidenced by the location of the existing newel post and the uncomfortable arrangement of the balustrade at ground floor level, together with the unusual raised ground floor landing. The proportions and scale of the staircase are also constricted, creating a visually constrained relationship.
- 4.12 This application proposes to remove the existing staircase and associated raised ground floor landing, together with the reintroduction of a new staircase, with associated timber treads with brass and timber railing. Whilst it is acknowledged that the existing staircase is historic, the nature of the staircase, together with the alterations that appear to have taken place to the structure and the area surrounding it, the proposed removal and reinstatement with a replacement would assist in rationalising this area whilst ensuring the property is suitable for current residential living standards. The proposed replacement staircase is also designed to meet current building control standards, thus ensuring the structure is fit for purpose for the scale and use of the property to ensure its ongoing viable use. The detail of the proposed staircase, balustrade and treads are provided in the submitted plans so the local authority can be sure that the detail of this proposal fully justifies the removal of the existing staircase.
- 4.13 The raised ground floor landing appears visually cumbersome when viewed in relation to the surrounding floor levels. The existing staircase handrail shows signs of alteration at this level. In addition the location of a newel post on a half landing below this level also appears unusual, potentially suggesting that the layout of this raised ground floor level has been altered. The proposed removal of the existing raised ground floor landing and reinstatement at the level of the existing ground floor in particular would, it is considered, result in enhancing the overall character, appearance and significance of the designated heritage asset whilst rationalising the space at this level, and ensuring improved access within the property. As part of these works, the arch at this level will be retained. The arch is a modest feature that adds interest and significance to the listed building and its retention is welcomed and contributes to the character of the building.
- 4.14 Given that it is proposed to reuse the property as a family home, additional lighting, wiring, heating, drainage and data runs are required in order ensure the optimum viable use of the property is secured. In general, where any additional wiring, lighting, heating, drainage and data etc. is proposed, this will avoid cutting through existing cornices, picture rails, dado rails and skirting boards. Furthermore, where the existing fire alarms and detectors are proposed for replacement these will be attached to the existing fire alarm wiring, therefore reducing

the overall level of physical intervention with the historic fabric. Any new wiring will be chased within the walls thus negating the need for any wholesale removal and replaster work.

- 4.15 Internally alterations are proposed to existing partition walls, with some openings at basement, ground, first and second floor level proposed for removal or alteration, whilst additional openings within partition walls are proposed at ground floor level. The alteration / removal of existing openings would be a relatively reversible alteration, with the majority of these openings being later insertions.
- 4.16 It is considered that the proposed insertion of new openings within existing partition walls would not cause harm to the special character, appearance or significance of the designated heritage asset. This is due to the location of proposed openings within existing partition walls, located below cornice level and retaining a substantial proportion of the existing walls structure, therefore ensuring the historical development of the property is clearly readable. At ground floor level the existing arched opening is proposed for retention, whilst the existing bookshelf, door architraves and panelling to the ground floor hallway are proposed for removal, with an arched opening also inserted within this location to match that adjacent. An elevational drawing of this change has been provided with the submitted plans so the local authority can assure themselves that the works are appropriate and the correct level of detailing to match that of the existing in terms of architrave, cornice, skirting etc. is provided.
- 4.17 Whilst the existing architraves and panelling are historic in nature, it is considered that the proposed removal of these elements will not cause harm to the character, appearance or significance of the designated heritage asset. It is considered that the above development as proposed would assist in ensuring that the property retained its optimum viable use for future generations.
- 4.18 At first and second floor level the later partition walls to the existing bathrooms are proposed for removal, with the wall subsequently being reconstructed in an alternative location as identified on the submitted plans. Given the consideration of these walls as later insertions, the proposed removal and reconstruction of these elements would be considered a relatively reversible alteration, resulting in a minimal level of physical intervention within the existing historic fabric. Where new walls are proposed these will be scribed around any existing historic features ensuring the partitions are relatively reversible in nature.
- 4.19 To basement level an increased opening is proposed within the rear wall to facilitate the full width extension. The existing rear wall currently features a number of later door openings that result in the wall being subdivided in nature. The proposed removal of three of these openings, in addition to the retention of a substantial wall nib to either side of the opening would ensure the historical development of the property is clearly readable. Within the existing eastern door opening to the rear wall, an opening is proposed for insertion in place of the door. The retention of this element of the structure would further ensure the historical development of the property is clearly readable, whilst ensuring that the original building line could be reinstated, should the requirement change in the future.

- 4.20 A single storey glazed extension is present to the rear of the existing property, covering part of the rear elevation. This extension is currently showing signs of deterioration; as such this application proposes replacement of this structure, with a full width glazed extension. The application proposes the reuse of the existing brick store structure as part of the proposed extension. The structure itself has undergone a variety of changes, with several brick types evident within its construction. As such the proposed reconsolidation of this structure would assist in ensuring the historic fabric is preserved for future generations. The proposed use of a glazed roof, together with a predominantly glazed rear façade, excluding those areas of historic brick, and the associated supporting structure would ensure that the historical development of the property is clearly readable, therefore preserving and enhancing the significance of the designated heritage asset. The use of a predominantly glazed structure would also ensure that the proposals are relatively reversible in nature and could be removed should the requirement change in future. This proposal, it is considered would assist in enhancing the special character, appearance and significance of the designated heritage asset.
- 4.21 Alterations are proposed at basement level to the existing external store, including the reduction in scale, and incorporation within the proposed single storey extension. The proposed integration of the existing brick built store within the proposed extension would ensure that the historical development and evolution of the property can be clearly read. In addition this proposal would ensure that the form of the existing store building is preserved for future generations. The proposed alterations at basement level to the rear of the property will assist in preserving the special character, appearance and significance of the designated heritage asset.
- 4.22 A roof light is proposed alongside the existing glazed lantern at roof level. The proposed roof light would be located towards the centre of the roof slope and would therefore be concealed from view externally. In association with the proposed insertion of a new roof light, the existing hipped roof structure would require alteration. Whilst this proposal would result in a change to the existing roof structure, this structure is predominantly concealed from views within the surrounding area due to the parapet wall. In addition the proposed form of the roof structure would not cause harm to the character, appearance or significance of the designated heritage asset. The introduction of this roof light would ensure increased light is provided into the second floor of the property, therefore ensuring the building remains within its optimum viable use.
- 4.23 A variety of inappropriate fenestration details have been introduced to the property. In order to reinstate the character, appearance and significance of this prominent designated heritage asset, replacement fenestration is proposed to match that present on adjacent properties. The proposed reinstatement of the original fenestration pattern will assist in enhancing the special character, appearance and significance of the designated heritage asset. Details of the proposed windows are provided as part of the submitted plans to avoid the need for pre-commencement conditions and to ensure the local authority can assure itself that the works will enhance the significance of the building.

- 4.24 Externally the existing principal entrance door is proposed for replacement with a six panelled timber door to match that present on adjacent properties. The proposed replacement of the existing entrance door to match those within the adjacent listed properties would ensure that the significance of the designated heritage asset is preserved and enhanced. In addition, the proposed replacement of this element would, it is considered, not cause harm to the character, appearance or significance of the designated heritage asset.
- 4.25 The existing entrance steps are proposed to be refaced using black and white tiles. Whilst this finish is not currently present to the property, the condition of the existing steps detracts from the building so their replacement with the proposed external finish would not cause harm to the character, appearance or significance of the designated heritage asset.
- 4.26 At basement level to the northern elevation the application proposes the introduction of a timber access door and associated metal access staircase to reflect those currently present to the adjacent properties. The proposed introduction of a timber access door would reinstate the historical access point that would traditionally have been present within this location whilst also reinforcing the historical room hierarchy present within the building. The design of the proposed door will reflect the traditional design of access doors within this basement location and those present to adjacent properties. A metal access stair within this northern location reflects that traditionally present, providing access to the former service area of the property.
- 4.27 In association with the above the existing boundary wall structure to the northern elevation is also proposed for removal and replacement with railings to match those on the adjacent listed properties. The existing boundary wall structure appears visually incongruous, particularly when viewed in relation to the adjacent listed terrace properties. The railings proposed for reinstatement are to match those present on the adjoining properties. The reinstatement of railings to the principal boundary will assist in reinstating the historical presence of the principal northern elevation thus enhancing the buildings significance for future generations.

5.0 Planning History

- 5.1 There have been a number of historical applications made for the property. The details of these are given below.

Application Number	Description	Decision	Date of decision
2005/1196/P	Application for Certificate of Lawfulness for a proposed development for a single storey rear extension with stairs above providing	Granted	19-05-2005

	access from upper ground to garden.		
2004/5415/L	Alterations including removal of outbuilding roof and wall, concrete steps to rear, new windows, reinstatement of glazing bars, doors at basement level, new railings and internal alterations.	Granted	21-03-2005
2004/5414/P	Alterations including removal of outbuilding roof and wall, concrete steps to rear, new windows, reinstatement of glazing bars, doors at basement level, new railings and internal alterations	Withdrawn	N/A

6.0 Planning Considerations

6.1 The Government's National Planning Policy Framework and Camden Council's Development Plan policies have been referred to while developing the proposals. The London Plan, the Kentish Town Conservation Area Character Appraisal and Management Plan and a number of Supplementary Planning Documents (SPD) relating to alterations to historic buildings have also been considered.

6.2 The following policies are considered relevant to the consideration of this application:

CS5: Managing the impact of growth and development.
 CS14: Promoting high quality places and conserving our heritage
 DP2: Making use of Camden's capacity for housing
 DP5: Homes of different sizes
 DP24: Securing high quality design
 DP25: Conserving Camden's heritage
 DP26: Managing the impact of development on occupiers and neighbours
 DP27: Basements and light wells
 DP29: Improving access

6.3 We believe that, in accordance with the aims of Camden's Development Plan and adopted and emerging SPDs, the proposals will;

- i) restore and improve the architectural and historical interest and significance of the listed building whilst removing non-original works;
- ii) largely retain the original plan-form of the listed building;

- iii) not cause harm to the character, appearance or significance of the listed building, the principal street scene or the wider conservation area; and
- iv) not affect the amenities of surrounding properties.

6.4 There will be no alterations to the main access into the building as a result of this development. The minor modifications at lower ground floor level to the basement does not affect the principal access to the building. The proposals merely improve security and reinstate access into the basement at this point.

6.5 For the reasons given in ASection 5 above, it is considered that the proposed works will not cause harm to the integrity or special architectural and historic interest and significance of the listed building in accordance with Policies CS5, CS14, DP2, DP5, DP24, DP25, DP26, DP27 and DP29 of the Camden Core Strategy and Camden Development Policies documents.

7.0 Additional information

7.1 A CIL liability form has been completed and submitted with the application. The form confirms that the development does not incur a CIL liability.

8.0 Conclusion

8.1 The proposed works at 66 Leighton Road all comply with adopted policies and will not cause detriment to the amenity of the area. The works seek to reuse the property as a family home ensuring it is in its optimum viable use and are sympathetic to the age, character, appearance and significance of the building and use appropriate materials.

8.2 The internal alterations proposed will not cause harm to the special architectural and historic interest or significance of the listed building. The original plan form of the building will largely remain with any new openings being modest. Any proposed alterations are reversible in nature and can be removed should the requirement change in future. Where new partitions are proposed these are sited to respect the original room proportions, removing those partitions that resulted in a loss of significance within these spaces.

8.3 Externally the works will enhance the significance of the property, through the reinstatement of historic fenestration patterns, door designs, boundary treatments, basement openings and access etc. In addition the insertion of a predominantly glazed single storey extension to the rear (south) elevation of the property will ensure the historical development of the property can be clearly read, whilst ensuring the building remains in its optimum viable use.

8.4 The applicant is seeking to take all available opportunities to retain and where not possible, restore original features. All work undertaken to the property will be done by specialist contractors using age-appropriate materials.

8.5 The proposals are compatible with the character, appearance and significance of the host building and the immediate area. The works will preserve the character and integrity of the

original building, the street scene and the wider conservation area, and will not have a detrimental effect on the amenities of surrounding properties.