

Dike, Darlene

From: celia goreham [REDACTED]
Sent: 31 August 2016 16:31
To: Planning
Cc: davidgoreham@yahoo.co.uk
Subject: 2016/4487/P FAO Patrick Marfleet

Importance: High

Dear Patrick

Please find below Bartholomew Estate and Kentish Town CAAC strong objection to the application 2016/4487/P.

Please can you confirm this has been received.

Many thanks for your help.

Celia Goreham .

Re 2016/4487/P 29 Leighton Road London Nw5 .

Bartholomew Estate and Kentish Town CAAC strongly object to this proposal for the following reasons.

- The plans show getting rid of the current valley roof (referred to a butterfly roof) which the Conservation Area Statement states are important and should be preserved(BE17)
- The proposed extension will cause considerable increase in height to the current roof by the addition of what the plans refer to as a mansard roof, but from the plans looks more like the addition of a third floor. This will mean the current ridge and hip lines and the general proportions of the roof of the rest of the houses in the run, 27 to 37, which Historic England has designated as " being of special interest " are not respected(BE 15 CAAC statement).
- The so called Mansard extension fundamentally changes the roof form because of its size, and as the plans show it will be seen from the street thus having an adverse effect on the skyline and surrounding streetscape.(BE16) and on the setting of a listed building.
- The whole proposal is very large. No measurements are given on the plans so exact size of the proposal is impossible to calculate, but the proposal is not subordinate to the original building, rather it is wholesale redevelopment .It is considered that the proposal constitutes over development of the site (BE20)
- We do not consider that this proposal fits with the architectural integrity of the building or the surrounding buildings .(BE20)
- There are various errors/ omissions in the proposal including describing the building as Victorian when it and the terrace in which it stands are Georgian. A picture showing mansard roofs in the street is taken from much higher up in the road where indeed there are Victorian buildings , there appear to be no mansard roofs to any of the Georgian houses in the road . The proposals omit to say that two houses in the run are listed by English Heritage, no 27 next door and no 37 , as well as no 20 immediately opposite no 29. The picture of how the Mansard roof might look appears to be misleading.
-

We request that the Council reject this proposal .

Celia Goreham

Secretary Bartholomew Estate and Kentish town CAAC

