

Dear Mr Marfleet

RE: 29 Leighton Road (c.1828); erection of single storey ground floor side/rear infill extension, single storey first floor rear extension and single storey roof extension

The Georgian Group has been alerted to this application and we wish to register our objection to the proposals, albeit somewhat late in the day.

The proposals would entail a high level of harm to Kentish Town Conservation Area and we write in support of the comments made by the CAAC, and historian Gillian Tindall, on the application.

According to the Conservation Area Appraisal, roof extensions are a threat to the quality of the area and nor is the demolition of original 'London' or 'butterfly' roofs is supported. The large roof extension would clearly be visible from street level, compromising the architectural integrity of the terrace, to which uniformity and the hard edge of the parapet framed against the sky are so important. This latter point is specifically mentioned in the Conservation Area Appraisal on p.37, where it is stated that *'the general and important characteristic of unaltered roof parapet lines still persists on Leighton Road'*.

Historic England's guidance note 'London Terrace Houses 1660-1860' also makes a similar point, stating that *'where it is evident that additional floors in any form will harm the architectural integrity of a building, a roofscape or the interest of a group, they should not be accepted.'* The proposals meet all three of these criteria and existing mansard roof extensions to nearby Victorian buildings should not be considered a suitable precedent.

Furthermore, the setting of the neighbouring listed building, 27 Leighton Road, will also be harmed through the loss of uniformity in the terrace it is part of. We recommend that this application is refused on the grounds of harm to the Conservation Area and listed building for the above reasons.

Yours sincerely,

Alex Bowring
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