

**1720-PS -0**  
**PLANNING STATEMENT**  
20 Leighton Road, London, NW5 2DE



Gregori | Chiarotti Projects

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## Project Directory

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## 1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of Mr Wagner and Dr Dille in support of an application for planning permission and listed building consent.
- 1.2. Planning permission and listed building consent are sought for:
- 1.3. "The erection of a one story rear extension and the installation of new lead roof to the one-storey side addition and associated works."
- 1.4. The reasons for this application are as follows:
  - to renew the family home;
  - to maximise the family asset. The kitchen is currently located within the basement.
- 1.5. The development has been designed to accord with the London Plan and London Borough of Camden Planning Policy for excellent design and exemplary sustainability credentials to ensure that the building would be resource efficient in design, construction and future occupation.

## 2. The site and surrounding area

- 2.1. The application site is 20 Leighton Road, London, NW5 2QE. The property, located on the west side of Leighton Road, is a semi-detached residential dwelling house built circa 1820. It comprises of two stories built over a basement. The house is a Grade II listed building and it is located within Kentish Town Conservation Area.
- 2.2. The property is in average condition but is at a stage in its life where substantial maintenance and renovation would be required in order for it to continue to provide good quality family accommodation.
- 2.3. Leighton road running East - West links the two separate parts of Kentish Town Conservation Area. The application site is located on the west side of Leighton Road and it is the last house before the busy and commercial Kentish Town Road. It is in the proximity of the roadside taverns, the Assembly House Pub and shops. Leighton road links Kentish Town Road with Torriano Avenue and it is lined with early nineteenth century houses typically in stucco with some brickwork.
- 2.4. The site is located in an area which has excellent accessibility to public transport, with many bus routes, Kentish Town London Underground station and Kentish Town Railway Station are in the immediate locality. There is excellent availability of goods and services that are easily accessible on foot and by public transport.

### 3. Heritage Designation

- 3.1. We are submitting a heritage report alongside this application which deals in detail with the significance of the existing listed house and the proposed alterations contained within this application for Listed Building Consent.
- 3.2. According to Historic England, Numbers 20 and 22 Leighton Road and attached area railing to front are listed Grade II; the list description is TQ2985SW Leighton Road 798-1/43/1847 (south Side) Nos. 20 and 22 and attached area railings to front.

“Pair of houses c1840. Coursed stucco on brick, slate roof to no. 20...with exaggeratedly canted central stack. Main broad bay to each house joined under high gable with smaller bay set back either side with entrance. 2 storey and basement. Windows with glazing-barred sashes, those to first floors renewed. Raised ground floor reached by steps to original, fine doors recessed under moulded segmental arches with fluted pilaster doorcases. Original door to No.20 comprises 3 broad panels under fanlight... INTERIORS not inspected but noted to retain vertical folding shutters that are an unusual feature of the Leighton Road development. SUBSIDIARY FEATURES: cast-iron railings to areas and steps with pineapple finials.”

- 3.3. The house is located within Kentish Town Conservation Area.

### 4. Planning history

REFERENCE NUMBER	DESCRIPTION	DECISION	DATE
2017/6292/T	Rear Garden: 1 x Crabapple - pruning	Pending	13-11-2017
2006/4191/T	TPOR REAR GARDEN: 1 x Hawthorn & 1 x Silver Birch - Remove.	Approve Works (TPO)	12-09-2006
2006/2633/T	(TPO REF: C645) REAR GARDEN: 1 x Hawthorn and 1 x Silver Birch - Remove.	Objection to Works to Tree(s) in a CA	13-06-2006
17870	The erection of a garden shelter at the rear of 20 Leighton Road, NW5	Permission	03-12-1973

- 4.1. The internet planning history records held by the London Borough of Camden have been inspected.
- 4.2. The property has not been subject to development or extensive alterations, the only significant planning decision being application reference 17870 granted in December 1973 for the ‘erection of a garden shelter’ (see Appendix 1). The garden shelter was demolished c. 1990.

## 5. Planning Policy Framework

- 5.1. This section provides an overview of the *Camden's Development Plan* and other planning policy and guidance relevant to the consideration of the proposal.

### Policy Framework

- 5.2. At the national level, the Government has set out its planning policies, including those for the historic environment and the heritage assets, in the *National Planning Policy Framework (NPPF)*. It was published in March 2012 and replaced *PPS5*.
- 5.3. The main legislative framework for planning and the historic environment is, in addition to normal planning framework set out in the *Town and Country Planning Act 1990*:
- *the Planning (Listed Buildings and Conservation Areas) Act 1990*.
- 5.4. The *Government's Planning Practice Guidance (PPG)*, gives further information on how national policy is to be interpreted and applied locally. The PPG includes particular guidance on matters relating to protecting the historic environment in the section: *Conserving and Enhancing the Historic Environment*.
- 5.5. Historic England's published planning advice comes in two forms:
- *Good Practice Advice notes (GPAs)*- provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.
  - *Historic England Advice Notes (HEANs)*- include detailed, practical advice on how to implement national planning policy and guidance.
- 5.6. The *Mayor's London Plan (2016)* is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 5.7. Planning policy at the local level is contained within the saved policies of the *Camden's Development plan* and other supporting documents.

### Camden's Development Plan

- 5.8. Planning Policy documents alongside the *Mayor's London Plan* form the *Camden's Development Plan*. The *Local Plan* is a key document in *Camden's Development Plan* which is the name given to the group of documents that set out the Camden's planning policies. The *Local Plan* was adopted by Council on 3 July 2017 as the basis for planning decisions and future development in the borough.

### Other documents in Camden's Development Plan:

- *Local Plan policies map displays the planning policies in Camden*.
- *North London Joint Waste Plan*
- *Statement of Community Involvement (SCI)*

- *Local Development Scheme (LDS)*
- *Kentish Town Neighbourhood plan*

## Supplementary planning documents (SPDs)

- *Camden Planning Guidance* is a series of documents that provide advice and information on how the council applies his planning policies.
- *Planning frameworks and briefs*
- *Conservation area appraisals and management strategies*
- *Energy efficiency planning guidance for conservation areas*
- *Retrofitting - making your home more sustainable*
- *Local list* is a collection of the features of Camden's local areas that are valued by the local community and that help give Camden its distinctive identity

## 6. Proposed development

6.1. The Planning and Listed Building Consent Application is concerned with the following proposed works:

- the erection of a one story rear extension and the installation of new lengthened lead roof to the one-storey side addition and associated works.

6.2. Other proposed works include:

- new kitchen, dining, living, shower room and study;
- new partition walls, steps and door from new kitchen to hallway;
- basement shower room panelled door to be repositioned in new partition wall;
- new panelled door to match existing to basement bedroom;
- new glass balustrade to existing opening in ground floor hallway;
- new front pillar to match existing and new enlarged cast-iron gate to match existing. Existing gate posts with pineapple (or pinecone) finials to be repositioned;
- original fan light window to be opened-up with installation of new timber framed window, painted as existing windows;
- lengthening of study with new internal access door to hallway;
- replacement of modern front door to side addition;
- secondary glazing installed in the existing basement front window;
- installation of photovoltaic solar panels and rooflight to new side addition roof and rear extension roof;
- remodelling of part of the garden landscape with new courtyard and staircase and a portion of terraced garden between enclosed existing garden walls;
- existing garden brick walls to be underpinned and existing cut garden brick wall to be made good;
- replacement of wooden fence with new brick boundary wall to match existing on the east side of the garden.

## 7. Principal Planning Considerations

### Heritage

- 7.1. The City Council has the statutory duty to preserve or enhance the character and appearance of Kentish Town Conservation Area and to protect the special interest of listed buildings.
- 7.2. No.20 Leighton Road is Grade II listed. As such, the proposal aims to protect the special interest of the building as required by *The Planning (Listed building and Conservation Areas) Act 1990*.
- 7.3. Given the location of No.20 Leighton Road within a designated conservation area, it is necessary to pay special attention to the desirability of preserving and enhancing the character or appearance of the area as required by Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.
- 7.4. *NPPF* states that “local planning authorities should take into account: the desirability of new development making a positive contribution to local character and distinctiveness” (paragraph 126).
- 7.5. Policy D1 (7.3) of *Local Plan* states that “the Council will welcome high quality contemporary design which responds to its context”.
- 7.6. A Heritage Statement is provided as part of the planning application documentation. This report robustly justifies all the proposed interventions for the building. The undeniable beneficial heritage impacts of the proposal are highlighted and explained.

### Design

- 7.7. A detailed description of the design rationale can be found in the *Design And Access Statement (1720-DAS-0)* prepared by Gregori Chiarotti Projects, included in the planning application documentation.
- 7.8. The design approach has been respectful of the Grade II listed building and conservation area. The demolition works to be carried out for the new rear extension include the removal of many modern interventions to the original fabric such as internal and external windows and doors (see *Design And Access Statement* photo sheet 1720-PS-07, fig. 18, 19 & 20), kitchen and shower room fittings and fixtures (see *Design And Access Statement* photo sheets 1720-PS-07 & 08, fig. 20, 21, 25 & 26), side addition polycarbonate roof and joists (see *Design And Access Statement* photo sheet 1720-PS-06, fig. 15), portion of existing landscaping including modern concrete paving slabs (see photo sheets 1720-PS-04 & 05, fig. 8, 9, 13 & 14). There is a minimum loss of existing fabric and the fabric to be removed is not of special interest.
- 7.9. The alterations proposed have been designed to sensitively take into account the special interest of the Grade II listed building. The building will be repaired through the delivery of a comprehensive high-quality design solution which complements the local area and wider context.
- 7.10. The proposed design is of the highest architectural quality and details, respecting the historical and special features of the listed building.
- 7.11. In accordance with Policy D1 Design of *Local Plan* the application delivers the following design objectives and benefits:
  - respects local context and character;
  - preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 - Heritage”;



- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction;
- comprises details and materials that are of high quality and complement the local character;
- incorporates high quality landscape design;
- incorporates outdoor amenity space;
- provides a high standard of accommodation; and carefully integrates building services equipment.

7.12. In accordance with *Camden Planning Guidance 1 - Design* (4.10) the rear extension has been designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features;
- allow for the retention of a reasonable sized garden: and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

7.13. In accordance with *CPG 1 - Design* (4.14) the rear extension is designed so that it is not visible from the street.

7.14. In compliance with *CPG 1 - Design* (5.7) the side addition new lengthened lead roof is architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form, therefore the alteration is likely to be acceptable.

7.15. Following *CPG 1 - Design* (5.29) the PV solar panels would be sited to minimise their visual impact and glare.

## Amenity

7.16. In accordance with *Camden Planning Guidance 1 - Design* (4.10) the rear extension has been designed to not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.

7.17. In compliance with *Camden Planning Guidance 6 - Amenity* (6.3) the new extension and the study room in the side addition will receive adequate daylight and sunlight to support the activities taking place in the building. The design aims to maximise the amount of sunlight into the new extension without overheating the space and to minimise overshadowing.

## Landscaping Design and Trees

7.18. There is only one mature crab-apple tree on site at the rear of the garden. The tree is not subject to a TPO. The planning application does not involve works that effect trees either within the application site or on adjacent land.

7.19. The new extension carefully siting structure away from the existing tree would not have a detrimental affect in the garden.

## Energy & Sustainability

- 7.20. At the heart of the *NPPF* is a “presumption in favour of sustainable development” (paragraph 14).
- 7.21. The generation of renewable energy through the installation of photovoltaic panels (PV) is feasible and viable. Circa 13 sq. m of PV is proposed, which makes a significant contribution to the generation of renewable energy.
- 7.22. The photovoltaic solar panels will be located in a shallow well purposely created in the new side addition roof where they not will be visible. They will be flushed with the plane of the roof, so as to preserve the character of prominent views of roofscape, in accordance with *Energy Efficiency Planning Guidance for Conservation Areas (3.3)*. A similar detail will be used to accommodate the photovoltaic panels on the rear extension lead roof with minimum visual impact.

## Energy Efficient Building

- 7.23. The design of the new building has incorporated the principles of sustainable and resource efficient architecture and as a consequence achieves high environmental standards.
- 7.24. The new extension and new side addition roof building incorporate high levels of thermal insulation.
- 7.25. *London Plan Policy CC1* states that “the Council support proposals that seek to sensitively improve the energy efficiency of existing buildings.

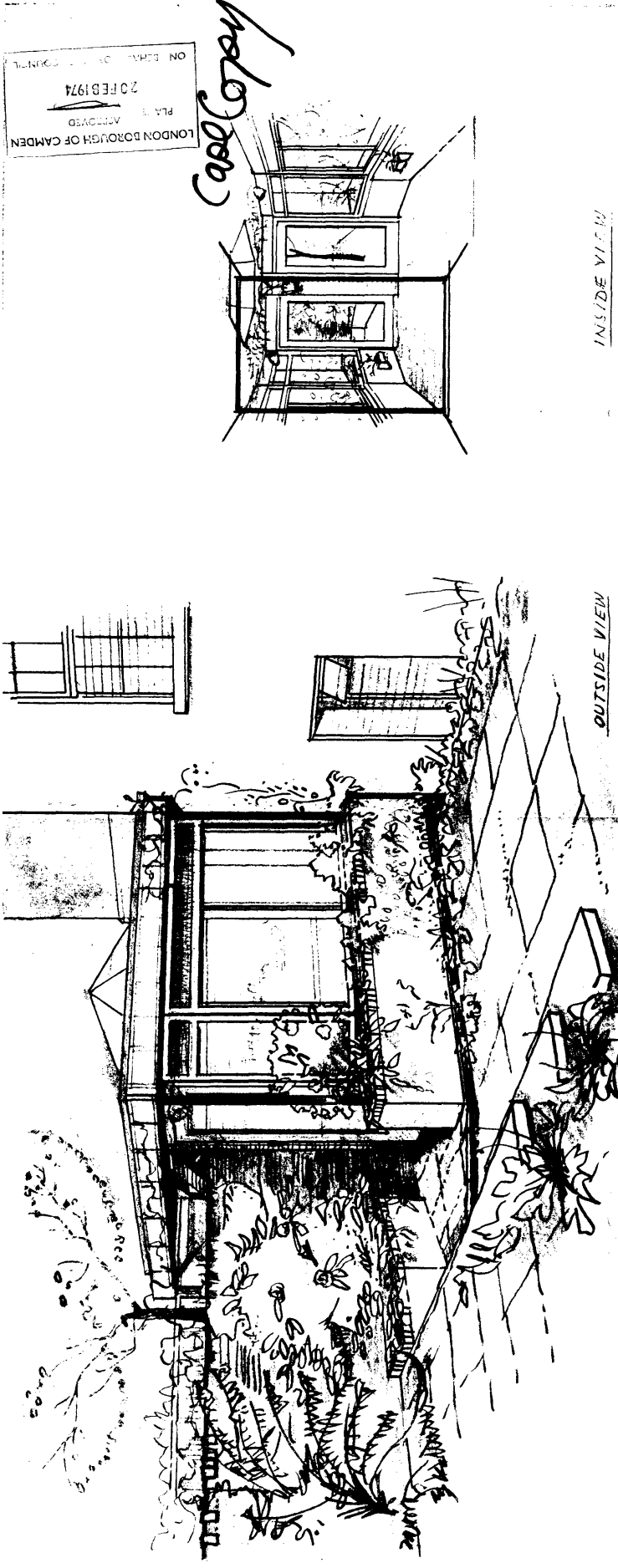
## Waste and Recycling

- 7.26. The new kitchen will incorporate a designated area for waste and recycling. There would be a clear demarcation between the two areas for waste and recycling.
- 7.27. The waste and recycling will be collected from the front of the building as at present.

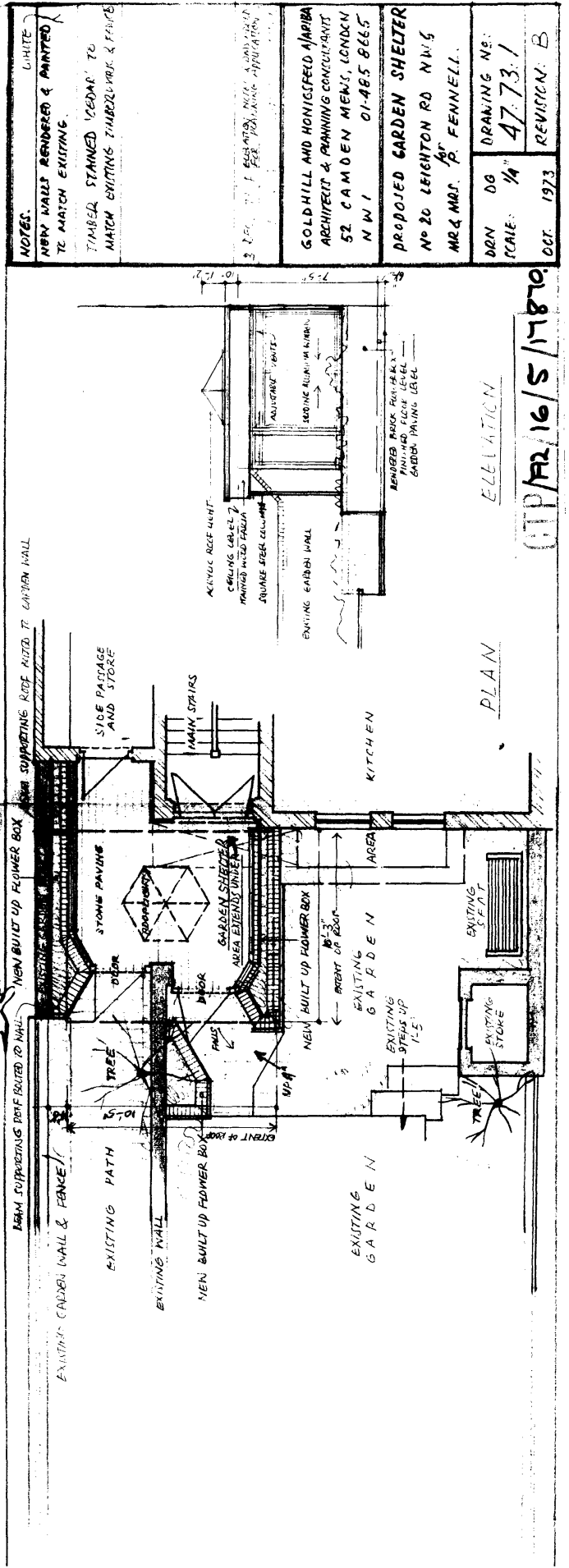
## 8. Conclusions

- 8.1. The application proposals would:
- Cause minimal disruption to the fabric of the house and not be detrimental to the building or the amenities of the adjacent dwellings;
  - Provide an architecturally distinct and contemporary extension that is of exceptional design to enhance the street scene while maintaining and protecting the special interest of the listed building;
  - Create an attractive development that is respectful to the sites location within a residential area;
  - Retain family homes on site; the works are generated within a secure and committed long-term ownership;
  - Provide a building that is resource and energy efficient and more sustainable;
- 8.2. Therefore, we contend that Planning Permission and Listed Building Consent should be forthcoming.

## 9. Appendix 1



LONDON BOROUGH OF CAMDEN  
 PLANS APPROVED  
 20 FEB 1974  
 ON BEHALF OF THE COUNCIL



**NOTES.**  
 NEW WALLS RENDERED & PAINTED TO MATCH EXISTING.  
 TIMBER STAINED 'CEDAR' TO MATCH EXISTING TIMBERWORK & FINISH.  
 3 DEC 1973. 1. ELEVATION, PLAN & GARDEN PLAN FOR WORK APPLICATION.

**GOLD HILL AND HONISTFELD AMBA ARCHITECT & PLANNING CONSULTANT**  
 52 CAMDEN MEMS, LONDON NW1 01-465 8665

**PROPOSED GARDEN SHELTER**  
 NO 20 LEIGHTON RD NW5  
 MR & MRS J P FENNEL

DON DG DRAWING NO: 47-73-1  
 SCALE: 1/4  
 OCT 1973 REVISION: B

GIP/FR/16/S/17870