

20 Leighton Road

London NW5 2QE

Heritage statement

June 2019

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1.0 Summary

20 Leighton Road was built c 1820 during the early phase of Kentish Town's suburban expansion *in the nineteenth century*. It is located on the southern side of Leighton Road at its western end and forms half of a Grade II semi-detached house. It sits within the Kentish Town Conservation Area in close proximity to several other Grade II listed buildings.

The proposed scheme for 20 Leighton Road involves the creation of new living space in a single-storey extension to the rear of the house. The scheme has been conceived to add an additional bedroom in order to provide suitable accommodation for a family of four. The scheme can be achieved without harming the building's special architectural and historic interest.

The proposed scheme will do no harm to the heritage significance of 20 Leighton Road. Overall, the significance of the Kentish Town Conservation Area and the setting of adjacent listed buildings will be unaffected a result of the proposed scheme.

All of the works proposed in this report are consistent with national and local policy for the historic built environment.

2.0 Introduction

2.01 This report has been prepared in support of the application for listed building consent and planning permission relating to 20 Leighton Road, London, NW5 2QE.

Purpose

2.02 The report assesses the proposed development with reference to the relevant national and local policies relating to the historic built environment. It should be read in conjunction with the Planning Statement, the Design and Access Statement and drawings prepared by Gregiori Chiarotti Projects.

3.0 The building and its context

Location

- 3.01 20 Leighton Road Street comprises half of a semi-detached house with 22 Leighton Road. It is located on the southern side of Leighton Road on the western end where the road intersects with Kentish Town Road. 20 Leighton Road is sited next to a civil engineering company's premises at 18 Leighton Road and is the first of a series of houses on the south side of the Road. Leighton Road is located within the Kentish Town Conservation Area, which is bounded by Kentish Town Road to the west, the rear gardens of properties on Falkland Road to the north, Lady Margaret Road and Leighton Place to the east, and Kentish Town Railway and Tube Station and nearby industrial buildings to the south.

The building

- 3.02 Early 19th century cartography of the area indicates that the land on which 20 Leighton Road is sited was open ground prior to the present building's construction.

A map of 1822 shows that 20 Leighton Road (previously Gloucester Place) had been built by this date, which makes it one of the earliest extant houses within the Kentish Town Conservation area. The house was built in brick and rendered in coursed stucco. The main broad bay to 20/22 Leighton Road is joined under a high gable with a smaller bay set back either side. The roof features an exaggeratedly canted central stack.

Number 20 has two storeys and a lower ground floor. The windows on each storey have glazing barred sash windows, which were at some point renewed to the first floor. The raised ground floor is reached from the front by steps to an original door with a fanlight recessed under moulded segmented arches with a fluted pilaster doorcase. There are cast-iron railings to the front area with pineapple or pinecone finials.

- 3.03 The front door leads to a hallway where a former side entrance was discovered on the western wall during 2016 mortar repair works (the fanlight for this door, still evident in the brickwork, is to be reinstated under the proposed scheme). (Appendix A) To the left of the hallway, the principal raised ground floor room has a large sash window to the front. Behind this room is a smaller room, with a sash window to the rear which overlooks the garden to the south. Both windows retain counter-balanced sliding shutters

which recess vertically into box housings beneath the sills; these form an unusual original feature of the house.

French doors at the south end of the hallway open onto the garden, where previously stood a 1970s conservatory which was demolished c. 1990. Stairs lead to the lower ground floor containing the kitchen and dining room which mirror the rooms above. There is a shower room under the hallway at this level. The stairwell at the rear of the house leading to the lower ground storey retains some original wainscoting.

The Midland Railway Line cut through Kentish Town in the 1860s, and when the lines were later expanded the houses to the west of 20 Leighton Road were demolished. 20 Leighton Road subsequently acquired the adjoining footpath to the west of the house which led to Hope Cottages (also demolished) to the south. A side extension to 20 Leighton Road was built on this area with a gated area to the front. The property also acquired 6.5 additional metres of land at the end of the garden. A section of what is believed to have been part of the original brick wall marking the southwest corner of the garden has been preserved and is retained in the proposed scheme as part of the garden landscaping.

3.04 20 and 22 Leighton Road were listed Grade II on 11 January 1999.

The context

Listed Buildings

3.05 The following listed buildings are in the vicinity of 20 Leighton Road;

- 22-28 Leighton Road even (Grade II)
- Kentish Town Sorting Office (Grade II)
- The Assembly House Public House (Grade II)
- 27 Leighton Road and 37 Leighton Road (Grade II)

Kentish Town Conservation Area

3.06 20 Leighton Road is located within the Kentish Town Conservation Area, designated as a conservation area in 1985 and extended in 1991 and 2011. The Kentish Town Conservation Area is located north and east of the Kentish Town High Street and consists of three sub-areas linked by Leighton Road.

The western sub-area in which 20 Leighton Road is sited is bounded by Kentish Town Road to the west, the rear gardens of properties on Falkland Road to the north, Lady Margaret Road and Leighton Place to the east, and Kentish Town Railway Station and industrial buildings to the south.

3.07 The 'Kentish Town Conservation Area Appraisal and Management Strategy' adopted 11 March 2011 defines the area's special interest as follows:

'The Kentish Town Conservation Area has at its core the village of Kentish Town located in the old parish of St Pancras, on the Kentish Town Road running north-south from Highgate to St Pancras. The village settlement can still be perceived in the remaining eighteenth and early nineteenth century core.

'Leighton Road running east-west links the two separate parts of the conservation area. To the west is the commercial edge on Kentish Town Road with remnants of the roadside taverns, the Assembly House Pub, shops and 304 Kentish Town Road, an eighteenth century building perpendicular to the Road. Leighton Road links Kentish Town Road with Torriano Avenue and is lined with early nineteenth century houses typically in stucco with some brick; individual designs reflect piecemeal development. To the north Leverton Street is a composition of coloured stuccoed houses, some with remaining 'antique greek' ironwork details, and Falkland Place that contains the Public Open Space and play area.

'Further to the east and north, Lady Margaret Road runs north to Ospringe Road (this road is largely outside the conservation area) with Leverton Street and Montpelier Grove running parallel to the east and west respectively. Ascham Street, Countess Road, Dunolie Road and Falkland Road run on a east west axis forming a grid layout. On Lady Margaret Road is the Grade II listed Catholic Church of Our Lady Help and there are a handful of shops and a public house (The Pineapple, Leverton Street) scattered throughout.

'Twentieth century London County Council housing blocks north and south of Leighton Road divide the two areas. To the east substantial houses are located on the south side of Leighton Road, behind which is Torriano Cottages, a cluster of nineteenth century houses with insertions running along a private unmade lane.'

The significance of 20 Leighton Road and its context

3.08 20 Leighton Road is a 'designated heritage asset'. So too is the Kentish Town Conservation Area and any other 'building, monument, site, place, area or landscape' within it that has 'a degree of significance meriting consideration

in planning decisions, because of its heritage interest' as defined by Annex 2 of the National Planning Policy Framework (NPPF).

- 3.09 'Significance' is defined in 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'.
- 3.10 These heritage assets have individual significance for a variety of reasons but they also have communal significance; each asset contributes in its own way to the character and importance of the Conservation Area as a whole and helps to convey the history of the locality. 20 Leighton Road typifies Kentish Town's history during its period of transition during the early 19th century from a rural village to a suburb of the growing metropolis. Nineteenth century census records indicate that 20 Leighton Road accommodated families of local tradespeople for the past two hundred years. The significance of 20 Leighton Road, and the Conservation Area more generally, does not derive from the names of famous former residents but rather the vernacular architecture of the working and professional classes, examples of which are equally important in preserving an accurate picture of the area's character.
- 3.11 The Kentish Town Conservation Area sits in the centre of the Borough of Camden which is known for its lively retail and commercial centre with a variety of restaurants, pubs and shops. There is a diverse and eclectic architectural style reflecting the evolution of the area which has taken place over the last two hundred years. The part of the conservation area in which Leighton Road is sited is principally residential interspersed with small businesses and local amenities.

Potential effects on the significance of heritage assets

- 3.12 The proposed development of 20 Leighton Road consists of a single-storey rear addition to the house, as well as some internal works. The addition will only be apparent to the rear of the building. The proposed development and its effects are examined in detail in the next section.

4.0 The proposed development and its effects

4.01 This section of the report gives a detailed description of the proposed development and examines the impact that it will have on the significance of the listed building, the other heritage assets in its vicinity and on the Kentish Town Conservation Area as a whole.

The scheme

4.02 This proposed development is described in the Planning Statement, the Design and Access Statement and drawings prepared by Gregori Chiarotti Projects.

4.03 The scheme involves the restructuring of accommodation within the existing house, the creation of new accommodation in a single-storey extension to the rear of the house, the installation of a new lead roof to the one-storey side addition and associated works.

The purpose and rationale of the scheme

4.04 The proposed scheme has been conceived in order to make 20 Leighton Road a more suitable accommodation for a growing family. Improvements to the house can be achieved without causing harm to the building's special architectural and historic interest.

4.05 The domestic spaces of 20 Leighton Road have gradually altered over the past two centuries to meet the changing requirements of the individuals and families who have resided there. The introduction of an indoor bathroom, the shift from coal-fired to gas central heating and the moderate introduction of new materials have altered the house in incremental but important ways as the house has adapted to new generations of occupants. It is therefore not unreasonable, indeed it is sensible, to make sensitive alterations to 20 Leighton Road as part of this ongoing process of adaptation.

4.06 There are several inadequacies with the current domestic arrangements of 20 Leighton Road; most significantly, an additional bedroom is needed to accommodate a second child. The kitchen is also small with low head height and storage is very limited.

4.07 The new scheme proposes to resolve these issues in a respectful and sensitive manner whilst preserving the listed building's character and special architectural and historic interest.

- 4.08 The building at the rear of the house and the garden underwent substantial alterations during the 20th century. In addition to some underpinning, French doors leading onto a conservatory were installed at the end of the main hallway, the rear kitchen window and door to the garden were replaced, a shed (formerly the outdoor lavatory) adjoining the house was removed and the area to the rear of the house was excavated to form a patio (refer to Design and access statement, 1809-DAS-1, appendices 1 & 3). A pond and fountain were added to the garden.
- 4.09 The proposed scheme makes sensible and proportionate use of the rear garden of the property, without harming the building's structural stability. It improves the building as a dwelling and ensures its long and sustainable future.

The works to the interior and rear of the building

- 4.10 The new scheme proposes to achieve its aims in a sensitive manner. The rear extension will be predominately buried into the landscape. The alterations to the original exterior are modest but necessary in order to effectively link the new structure with the old. This connection will be delicately handled.
- 4.11 A non original window and door at the lower-ground level will be removed, along with a portion of the wall in which it sits, to connect the re-sited kitchen to the dining area in the new extension. Their loss is not deemed a substantial harm or total loss of significance of the designated asset. It will not cause damage to the significance of the listed building, as examined in point 7.4 of the Design and Access Statement.
- 4.12 Inside the listed building the original parts will remain largely unchanged. The proposed partition of the kitchen will be conformed to the historic plan form, see Appendix 1 of the Design and Access Statement. These alterations will cause no damage to the special architectural and historic interest of the listed building.

The works to the side of the building

- 4.13 A new traditionally detailed lead roof is proposed to the side addition. The roof will be slightly raised (100mm) from the party wall coping in order to form a shallow well within the roof to hide the photovoltaic solar panels. The roof is designed to have a minimum impact on the house.

- 4.14 The proposal seeks to reinstate a closed-up window, presumably a fan-light window above a door that would have lead from the ground floor hallway to the west side of the building, see Appendix A.
- 4.15 These proposed works will be respectful of the Kentish Town Conservation Area and will be sympathetic to the listed house. Moreover, the removal of the polycarbonate side addition roof will be a beneficial intervention.

The works affecting the garden

- 4.16 20 Leighton Road is positioned at the end of a row of semi-detached houses with infilling. Several buildings on the south side of Leighton Road have rear extensions or additional new buildings to the rear. To the east of 20 Leighton Road, the Old Sorting Office at 26-30 has a large modern one-storey building in its former garden, and planning permission has been granted for a new two/three-storey building on this site; 44, 46, 50 and 52 Leighton Road have single-storey rear extensions. *No. 38 Leighton road has recently had permission for the erection of a lower ground floor rear extension and first floor rear part infill.* On the north side of Leighton Road to the north east of 20 Leighton Road, single-storey extensions have been built on 27 and 35, and 29 Leighton Road was granted permission for a single-storey extension in 2016.
- 4.17 The proposed extension to 20 Leighton Road is designed to be sympathetic with the existing structure. The majority of the structure will be of brick-work with lime mortar render, glass and green roof. It will sit in what is currently a paved patio area and where a 1970s conservatory previously stood. The extensive use of glass will give an airiness to the structure, introducing natural light into the building and bringing the dining area into close relationship with the garden.
- 4.18 Garden scheme: the mature trees and planting will not be affected by the altered garden scheme, and the remnant of the original garden wall will be retained and conserved as a visual feature of the garden. The rest of the garden will be landscaped, replacing the late-twentieth-century cement paving blocks, and will benefit from new terracing.
- 4.19 The appearance of the garden will be modestly improved by the proposed scheme. The new extension is not ostentatious or overly designed. It will sit comfortably amongst the varied rear developments of the neighbouring houses.

- 4.20 The historical maps show how much the current garden plot has been extended substantially since the original building was erected. The proposal is not contracting the garden so much as responding to the changed space.

The effect of the proposed scheme on the listed building

- 4.21 The proposed scheme will affect but do no harm to the heritage significance of 20 Leighton Road. The scale and design of the new extension ensures that it will be subservient to the main structure. The interventions made in the building will be modest; these changes will enable the house to function more efficiently as a family dwelling whilst preserving its special interest.

The effect on other heritage assets

- 4.22 Overall, the significance of the Kentish Town Conservation Area and the setting of adjacent listed buildings will be preserved as a result of the proposed scheme.
- 4.23 The minimal size and sunken nature of the extension at 20 Leighton Road mean that there will be very little visibility of the proposed development from adjacent dwellings. The new extension will be visible from the rear of 22 Leighton Road, but the sensitive design of the new structure as discussed in the previous sections, along with the planting of the garden and established plants, all contribute to the proposed scheme blending in harmoniously with its surroundings.
- 4.24 Also, following the pre-application advice from the Council, the design of the extension is contemporary but deferential to the listed building.
- 4.25 The material palette has been chosen to reference the existing building without creating a pastiche of the original materials. This will ensure that the new development will contribute positively to the character and appearance of the conservation area.

5.0 The policy context

5.01 This section of the report highlights the parts of national and local policy which are relevant to the proposed scheme. Section 6 demonstrates how the proposed development is consistent with these policies.

National Policy

5.02 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.03 On the 27th March 2012, the Government published the National Planning Policy Framework (NPPF). Historic England, 'Good Practice Advice Notes 1-3' provides information on good practice in applying the NPPF, and Historic England's 'Advice Note 2: Making Changes to Heritage Assets' illustrates the application of the NPPF.

National Planning Policy Framework

5.04 The NPPF sets out the governments planning policies for England and explains how these policies are expected to be applied. Section 12 of the NPPF deals with 'Conserving and enhancing the historic environment'.

5.05 Paragraph 126 provides that 'local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment' and that they should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

5.06 Paragraph 128 provides: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 5.07 Paragraph 131 provides: In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.08 Paragraph 132 provides: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 5.09 Paragraph 133 provides: Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site;
And
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
and
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
- 5.10 Paragraph 134 provides: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.11 Paragraph 135 provides: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 5.12 Paragraph 137 provides: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.13 Paragraph 138 provides: Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Planning Practice Guidance: Historic England, ‘Guidance Notes 1-3’ and ‘Advice Note 2’

- 5.14 Paragraph 41 of Historic England’s ‘Advice Note 2: Making Changes to Heritage Assets’ states: ‘The main issues to consider in proposals for additions to heritage assets ... aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting.’
- 5.15 Paragraph 27 of Historic England’s ‘Guidance Note 3: The Setting of Heritage Assets’ states that ‘restoring or revealing a lost historic feature’ is one means of maximising the enhancement of a heritage asset.

Regional policy: The London Plan

- 5.16 The London Plan, ‘the spatial development strategy for London’, sets out ‘an economic, environmental, transport and social framework for the development of London. Chapter seven of the document deals with ‘London’s living places and spaces’.
- 5.17 Policy 7.4 is entitled ‘Local character’ and provides that:
- A. Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical

connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

- B. Buildings should provide a high-quality design response that:
- a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
 - b) contributes to a positive relationship between the urban structure and local natural landscape features, including the underlying landform and topography of an area;
 - c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
 - d) allows existing buildings and structures that make a positive contribution to the character of a place, to influence the future character of the area;
 - e) is informed by the surrounding historic environment.

5.18 Policy 7.6 'Architecture' provides that:
Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

5.19 Policy 7.8 'Heritage assets and archaeology' provides:
London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

- a) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
- b) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- c) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- d) New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the

investigation, understanding, recording, dissemination and archiving of that asset.

5.20 Policy 7.9 'Heritage-led regeneration' provides:

- a) Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.
- b) The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Local policy: Camden Local Plan

5.21 The Camden Local Plan adopted 3 July 2017 sets out the key elements of the Council's planning vision and strategy for the borough.

5.22 With respect to building design generally, the Camden Local Plan (Policy D1: 'Design', section 7.2) asserts that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

5.23 Respecting heritage assets specifically, the Camden Local Plan's 'Policy D2: Heritage' specifies that, 'To preserve or enhance the borough's listed buildings', the Council will:

- resist the total or substantial demolition of a listed building;
- resist proposals for a change of use or alterations and extensions to a listed building where this could cause harm to the special architectural and historic interest of the building; and
- resist development that would cause harm to significance of a listed building through an effect on its setting.

5.24 Section 7.62 additionally states that 'Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing, secondary glazing, more efficient boilers and heating and lighting systems and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics.'

6.0 Compliance with policy and guidance

National policy

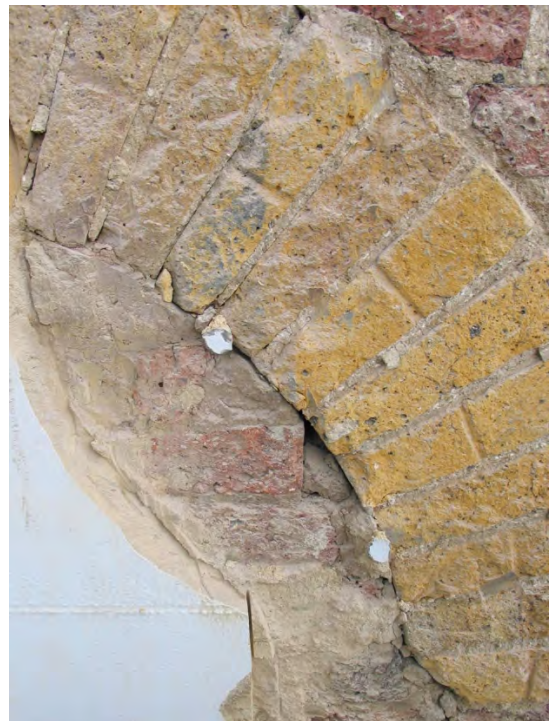
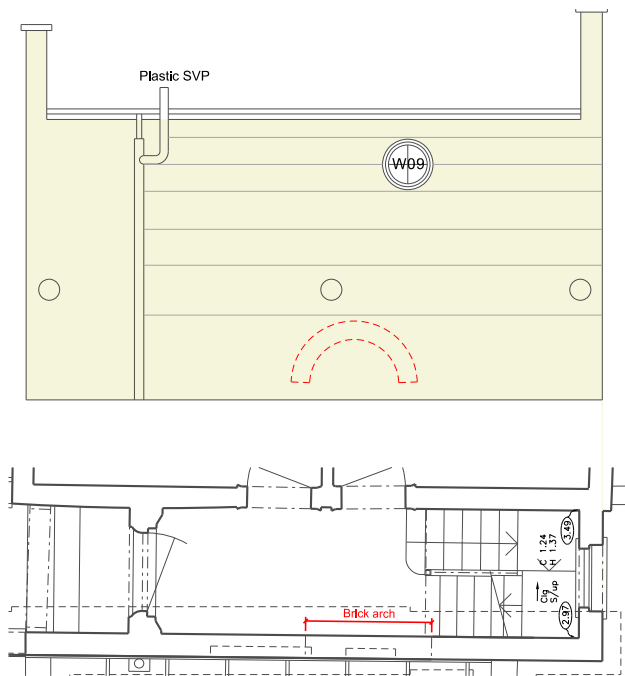
- 6.01 The requirements set out in paragraph 128 of the NPPF have been met in section 3.08 of this report entitled 'The significance of 20 Leighton Road and its context'.
- 6.02 By 'sustaining and enhancing' 20 Leighton Road as a practical dwelling place, as required by paragraph 131, its viable use consistent with its conservation is assured. So too is its 'economic vitality' within its community. The description of the proposed scheme earlier in this report accompanied by the sensitively conceived plans and Design and Access Statement illustrates the positive contribution made by the proposed scheme to the local character and distinctiveness of the conservation area.
- 6.03 The content of paragraph 133 of the NPPF does not apply to the proposed development as it will not lead to 'substantial harm to or total loss of significance of a designated heritage asset'. Neither is paragraph 134 applicable in this case. The only potential for 'less than substantial' harm would be the loss of something in 20 Leighton Road that had a direct relationship to what is central to special architectural and historic interest in the listed building. There aren't changes to the listed building, individually or cumulative, that would reach the threshold of harm and would cause the scheme to fail to preserve the special interest of any listed building or conservation area.
- 6.04 If the loss of the lower-ground floor rear window and wall entailed in the proposed development is to be regarded as harm then the harm is plainly 'less than substantial' and is outweighed by securing the building's 'optimal viable use' as a dwelling, by the generation of renewable energy through the installation of photovoltaic panels and by restoring many elements of the building's special interest.
Within these terms, the effect on the Conservation Area as a whole, as referred to in paragraph 138, would be positive and wholly acceptable.
- 6.05 The quality of the proposed development in terms of its scale, mass, materials and design, is such that any effect on the significance of a non-designated heritage asset would be negligible. The landscaping of the rear garden and restoration of the fanlight to what is presumed to have been an original side entrance to the dwelling, a 'lost historic feature' will enhance and better reveal the significance of the heritage asset. This satisfies both paragraphs 135 and 137 in turn.

- 6.06 The proposed scheme satisfies all of the criteria noted in paragraph 41 of Historic England' Advice Note 2' with respect to 'proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting'. This has been demonstrated earlier in this section of the report. The scheme offers an appropriate design for its setting, assures the heritage asset's long-term conservation and enhances enjoyment of it and its sense of place.

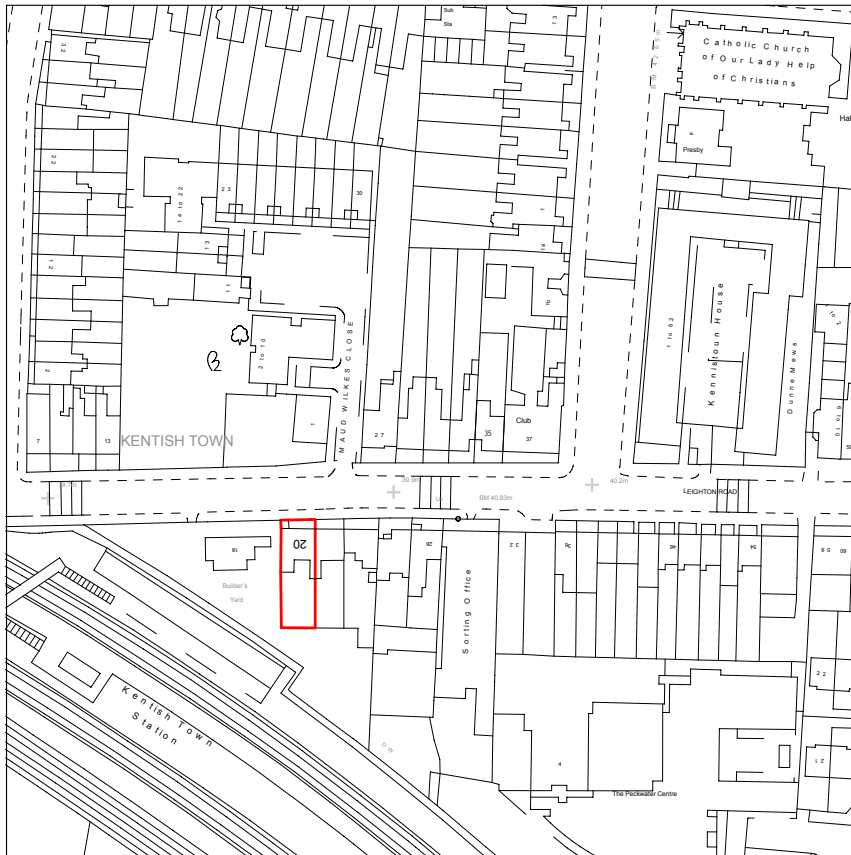
Regional and local policy

- 6.07 The proposed scheme is consistent with The London Plan. It is careful to respect the 'form, function and structure' of its surroundings. It is sensitive to the value of the formality of the architecture that surrounds it and of which it is a part. It reinstates an architectural feature which had been lost and seeks to 'incorporate high quality and appropriate materials' in its new construction to the rear. In doing these things, the qualities that make the heritage asset 'significant', have been properly assessed and 'recognised both in [its] own right and as a catalyst for regeneration'.
- 6.08 The proposed scheme is also consistent with Camden's Local Plan and policies. As previously discussed, the alterations as detailed in the proposal would do no harm to the 'special architectural and historic interest of the building'. Neither would they harm or detract from 'the significance of the building through an effect on its setting'.

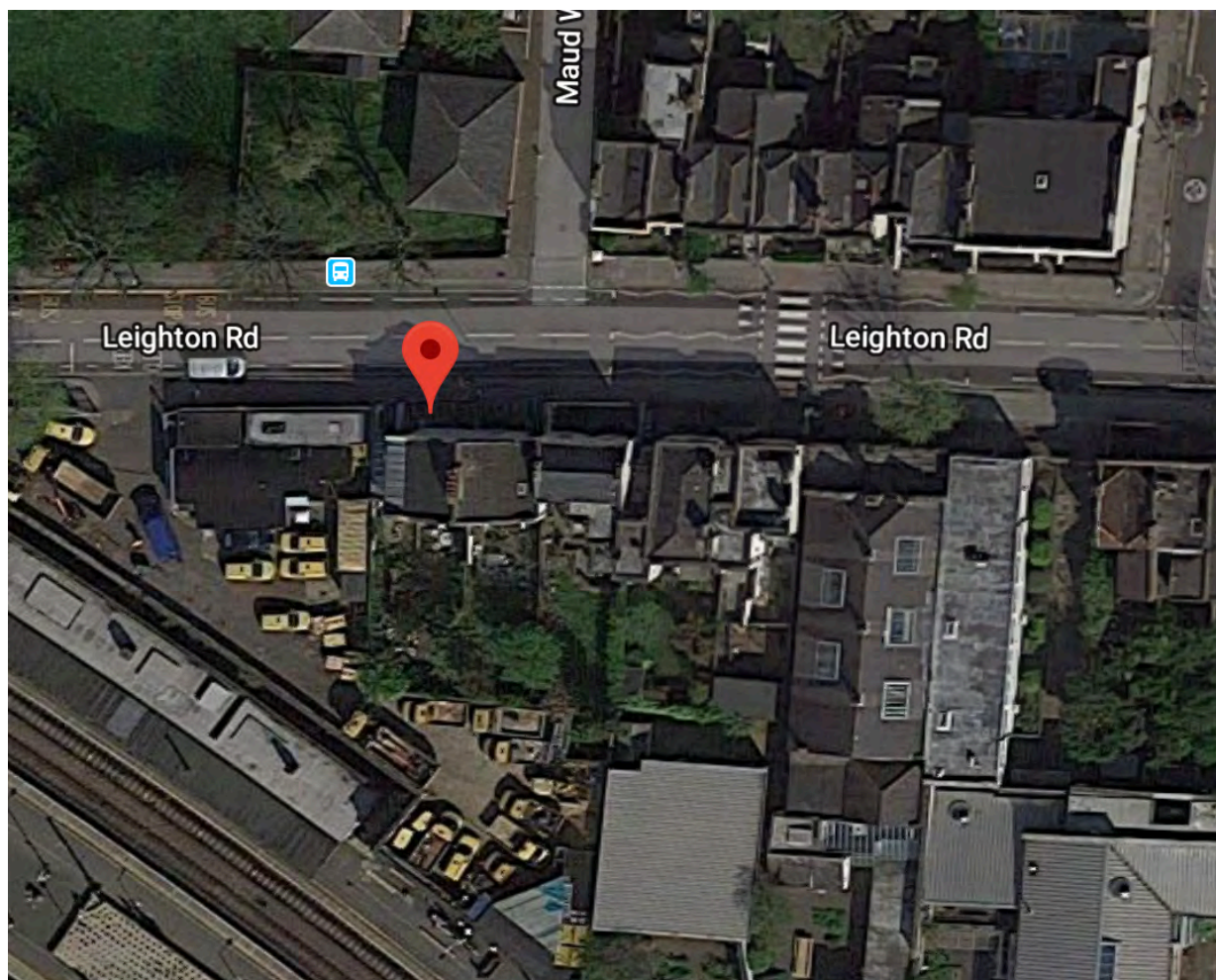
Appendix A: Location of bricked-up former entrance



Appendix B: Location



Location Plan



aerial view

<https://www.google.co.uk/maps/place/Leighton+Rd,+London>
consulted 4 December 2017

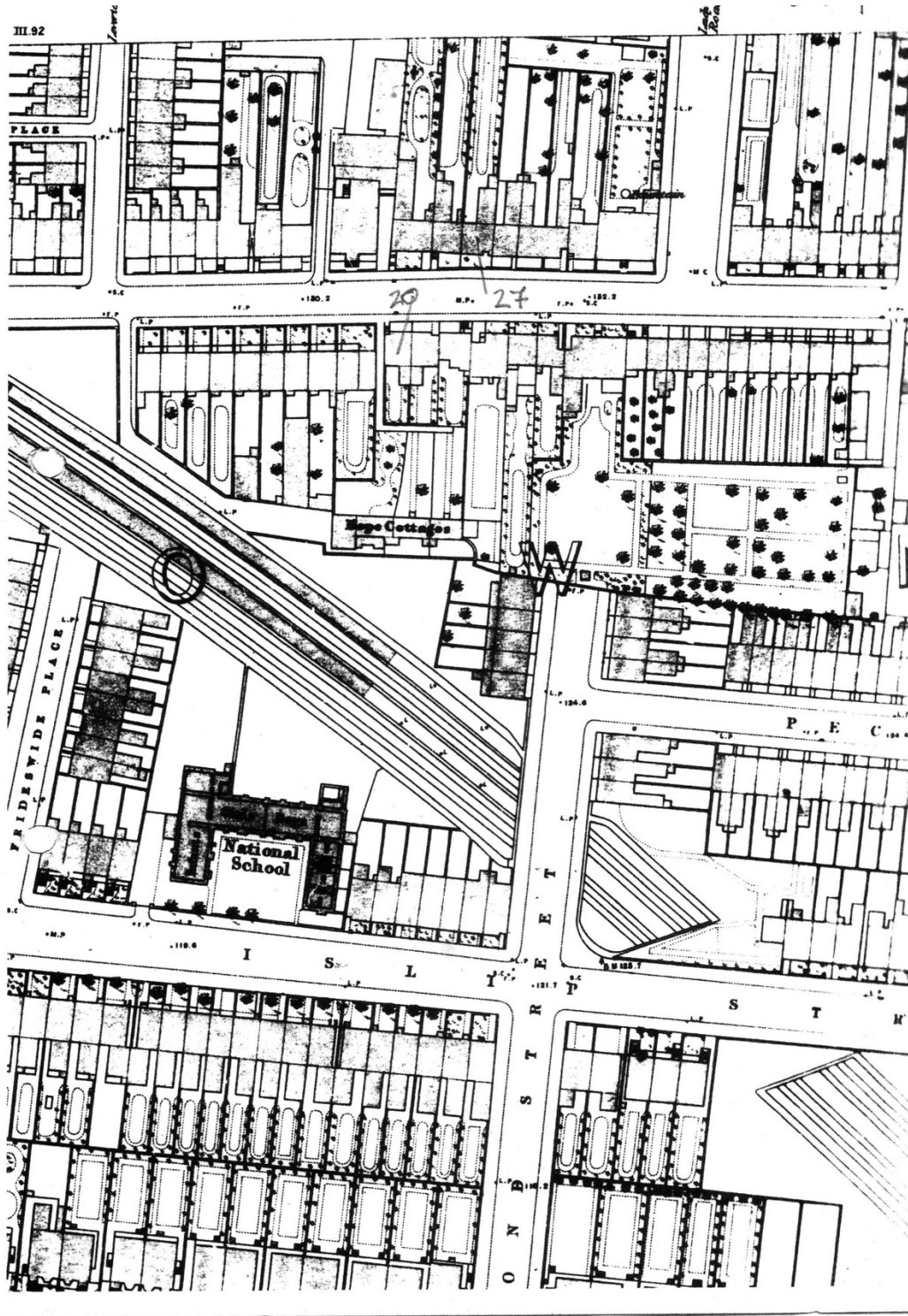
Appendix C: Historical maps



1822

Thompson, 'A New Map of London and its Environs from an Original Survey' (London: Reeves and Hoare 1822)

<https://ds.lib.harvard.edu>, consulted 4 December 2017

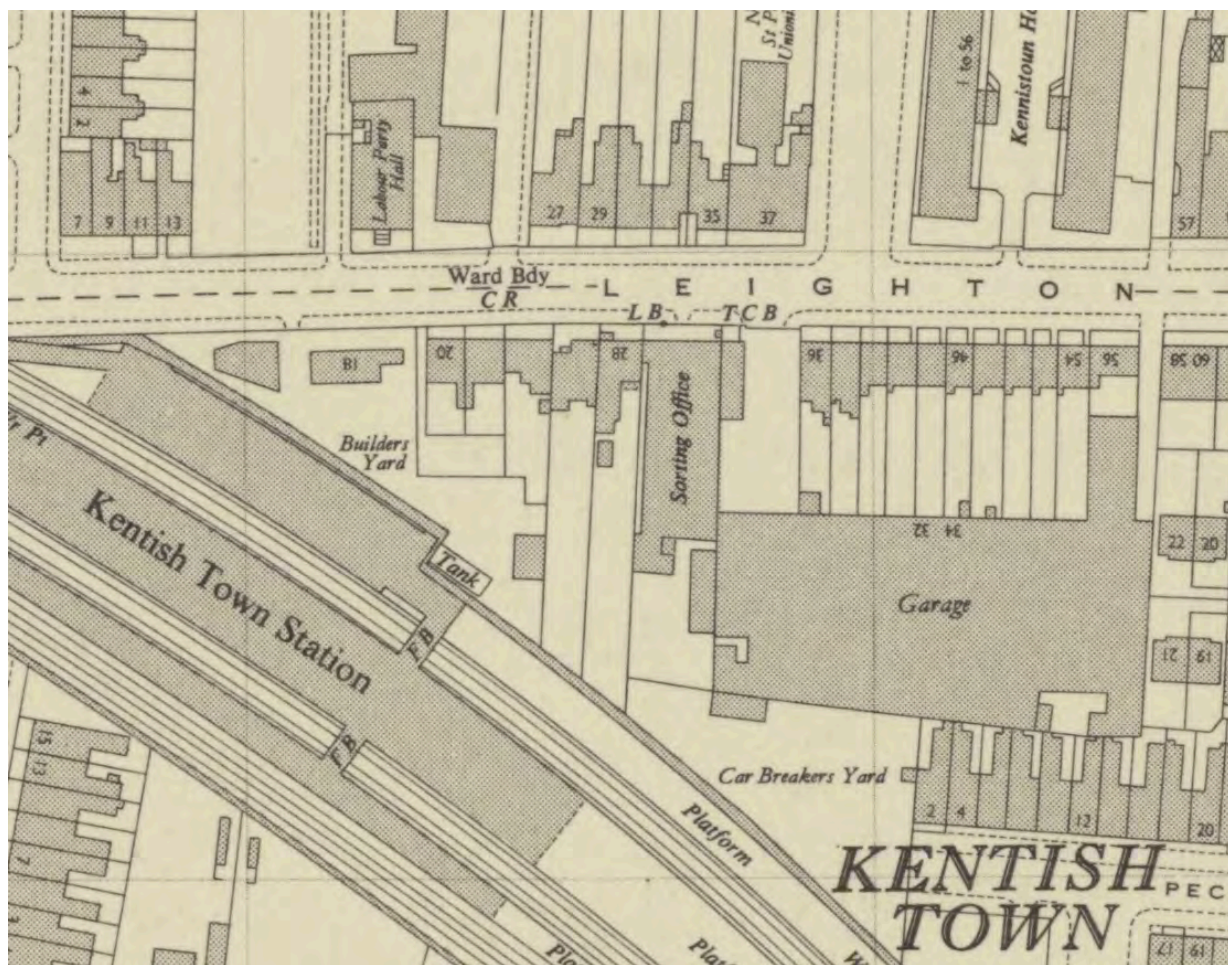


Ordnance Survey of 1869-70



1901

'Insurance Plan of London North West District Vol. C: Sheet 17', (London: Charles Goad, 1901)
<http://www.bl.uk/onlinegallery>, consulted 4 December 2017



Ordnance Survey Map, 1954

<http://maps.nls.uk>

consulted 5 December 2017

Appendix D: Historic England list description

TQ2985SW LEIGHTON ROAD 798-1/43/1847 (South side)
Nos.20 AND 22 and attached area railings to front

GV II

Pair of houses. c1840. Coursed stucco on brick, slate roof to no. 20, replaced C20 pantiled roof to no 22 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 storeys 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, that to No.22 with original door with Greek key decoration but has lost 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.