

73 LEVERTON STREET, NW5 2NX – MANSARD ROOF EXTENSION
Planning Application: 2019/2217/P

THE SUBMITTED DRAWINGS

The planning application was submitted on 25/4/19 with drawing numbers 1836/1 (existing), 2A (proposed), 3A (existing and proposed roof plans) as well as a locations plan, a block plan and a Design and Access Statement. The application was validated on 24/4/19 and the decision to refuse was made on 17/6/19.

GROUND OF APPEAL

I appeal against the decision of the London Borough of Camden to refuse Planning Permission

1. The proposed roof extension, by reason of its bulk, height and prominence on a group of buildings with unimpaired rooflines, would be detrimental to the character and appearance of the streetscene, the building pair and the wider Kentish Town Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

on the following grounds:-

1. THE BULK, HEIGHT AND PROMINENCE:

The roof extension has been designed to conform with the advice given in the Kentish Town Conservation Area Appraisal and Management Strategy and the Camden Planning Guidance (CPG) for Altering and Extending Your Home. The latter gives a general principle in the section dealing with Roofs, Terraces and Balconies that roof extensions are likely to be acceptable in streets where they are an established form of addition, which is the case for Leverton Street. It also gives particular guidance, which has been followed in the design of this roof extension, on how dormer windows, mansards and valley or butterfly roofs should be treated.

As can be seen from the existing views of Leverton Street (photos 1, 2), the existing mansard roof extensions make very little impact on the street scene. The rear elevations of the existing roof extensions tend to be more prominent and more varied in design (photo 3). The present proposal will set the rear dormer behind the retained V-shape of the top of the main rear wall and will thus be less bulky and prominent.

2. A GROUP OF BUILDINGS WITH UNIMPAIRED ROOFLINES:

On the West side of Leverton Street and within a short distance of the subject site, there are roof extension on the following houses Nos. 59, 65, 77, 79, 85, 87 and 89 and there are a similar number of roof extensions on the East side (photos 1, 2)

3. WOULD BE DETRIMENTAL TO THE STREETSCENE, THE BUILDING PAIR AND THE KENTISH TOWN CONSERVATION AREA

As stated in (1.) above, the existing mansard roof extensions have very little impact on the streetscene and this would be true for the present proposal as well.

In this part of the West side of Leverton Street, the houses are built as pairs with cornices at matching heights, and in five of those pairs, 59-61, 63-65, 75-77, 79-81 and 83-85, roof

extensions have been constructed on only one of the pair. This fact makes no particular impact on the street environment, as can be seen in the photograph, for example, of Nos.79/81 (photo 4).

The guidance contained in the Policy D3 of the Kentish Town Neighbourhood Plan 2016 has been followed, where it requires a proposal to show understanding of site and context, be well integrated, draw upon surrounding grain, shape, scale and materials. Much of this is repeated in Policy D1 and D2 of the Camden Local Plan 2017



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