



**The Provision of a Single Storey, Infill, Rear Extension
Following Demolition of Existing Conservatory at:**

11 Leverton Street, London, NW5 2PH

1. Introduction

- 1.1 UPP consultants have been instructed by the applicant, Mr Robert Dacre, to prepare and submit a householder planning application at the site known as 11 Leverton Street, Camden. This planning statement should be read in conjunction with the accompanying architectural plans.
- 1.2 The proposal at the site seeks planning permission for the erection of a single storey rear extension, following the demolition of the existing glass conservatory, in order to improve the internal layouts and living standards of this single-family dwelling.
- 1.3 This document contains details regarding the proposed scheme including how the proposal is considered to be in accordance with planning policy and guidance at national, regional and local levels.

2. The Site and Surroundings

- 2.1 The application site is located on the western side of 'Leverton Street', in the Kentish Town ward of the borough. The property is 3-bedroom, terraced property that is nationally and locally listed. The property, that holds a grade II listing, forms part of a uniquely painted and maintained set of terraces with unusual detail and charm. Figure 1 below displays the application site:



Figure 1: Application Site (Google, 2018)

- 2.2 The area that surrounds the site is of mixed urban typology conforming of 2 - 4 storey terraced, semi-detached, and fully detached properties. The area is also mixed use including residential, commercial, leisure and retail premises. Directly to the rear of the application site sits the Falkland Place Playground, a small open public space. Kentish Town Underground Station sits less than 100m from the application site.
- 2.3 The application site is not located within the Green Belt or an Area of Outstanding Natural Beauty (AONB). The property is located within flood zone one which has a low probability of flooding. The site is located within the Kentish Town Conservation Area and form part of a row of listed properties (5 – 23 Leverton Street). Figure 2 below highlights the properties planning designations:

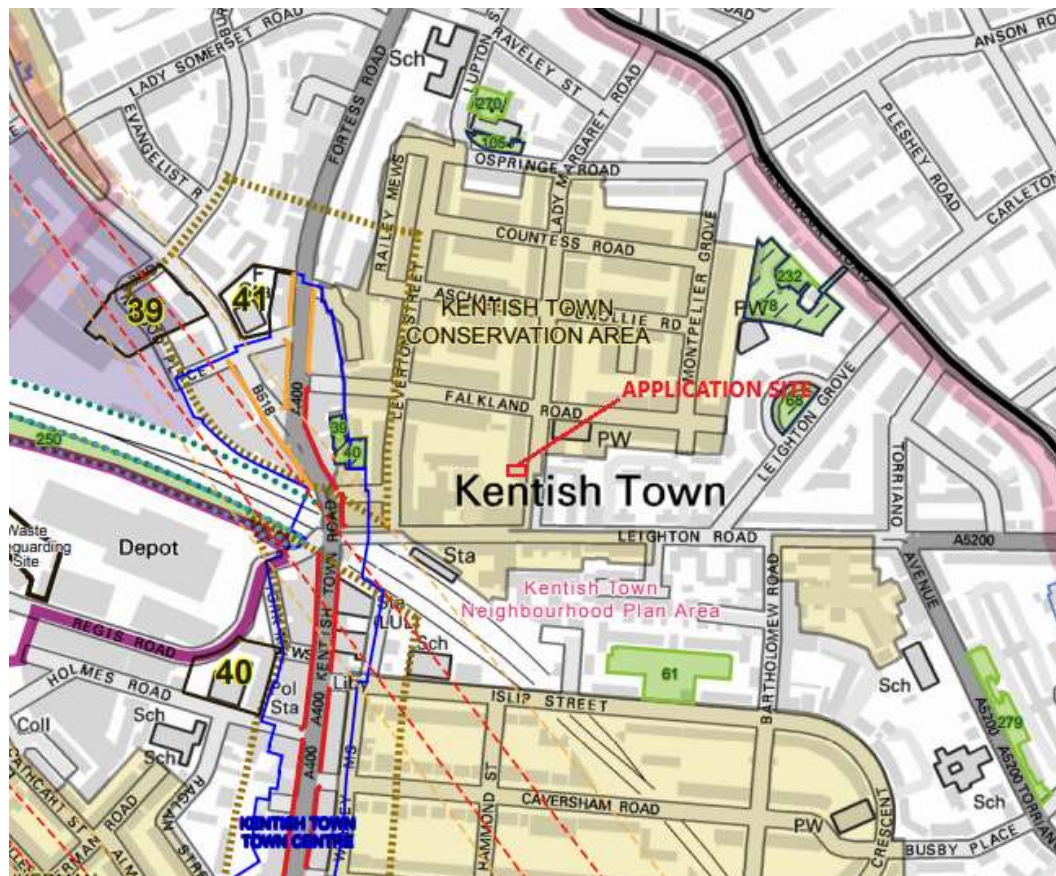


Figure 2: Site Location/Planning designations (Camden Policies Map)

3. Relevant Planning History

11 Leverton Street (Application Site)

- Ref. No: F12/11/14/35632 – The erection of a roof extension.
Status: Conditional. Date: 26/01/1983

Examples of Similar Development Applied to Listed Buildings on Leverton Street:

- **16 Leverton Street:** Ref. No: 2018/3230/L - Erection of single storey rear extension following demolition of existing rear extension, reinstate sash window on rear elevation and internal alterations to form wet room and associated works. Status: Granted. Date: 21/02/2019.
- **16 Leverton Street:** Ref. No: 2018/2580/P - Erection of single storey rear extension following demolition of existing extension and reinstatement of window on rear elevation. Status: Granted. Date: 21-02-2019.
- **12 Leverton Street:** Ref. No: 2016/1780/L - Erection of single storey rear extension, with glazed roof, to replace existing extension. Internal alterations to include blocking off 2 ground floor openings, creating 1 ground floor door opening, installing new ground floor lavatory, installing bathroom within existing rear first floor room, alterations to non-original fireplace at ground floor, relocating attic sink and installing shower to create wet room to existing dwelling house (class C3). Status: Granted. Date: 10-08-2016.
- **21 Leverton Street:** Ref. No: PEX0101041 - Demolition of existing rear ground floor extensions, and construction of new ground and first floor rear extension. Status: Granted. Date: 13-08-2002.
- **5 Leverton Street:** Ref. No: PEX0000397 - The demolition of existing single storey extension and erection of replacement two storey rear extension, replacement of front boundary wall with railings, reinstatement of first floor front balcony, installation of rooflights. Status: Granted. Date: 19-09-2000.
- **5 Leverton Street:** Ref. No: LEX0000398 - The demolition of existing single storey extension and erection of replacement two storey rear extension, replacement of front boundary wall with railings, reinstatement of first floor front balcony, installation of rooflights together with internal alterations. Status: Granted. Date: 10-09-2000.
- **8 Leverton Street:** Ref. No: 36374 - The erection of a single storey rear extension and a roof extension with terrace at the front, together with roof terraces at rear first and second floor levels and an external rear staircase access to the garden from second floor level. Status: Granted. Date: 07-06-1983

4. The Proposal

- 4.1 The proposal at the site seeks planning permission for the erection of a single storey infill rear extension, following the demolition of the existing rear conservatory. The original sash window that features on the rear elevation of the property will be retained.
- 4.2 The proposal will greatly improve the space available in the kitchen/dining area of this single-family dwelling. The aim is to improve the standard of living experienced by the occupiers whilst sensitively enhancing the rear façade of this listed property. The proposed extension seeks to erect a well-designed modern addition to this unique property.
- 4.3 The front façade of this property will remain as it currently exists.

5. Planning Policy

- 5.1 The Local Development Framework for the area is as follows:

- Camden Local Plan (2017)

National Planning Policy Framework (NPPF)

- 5.2 The National Planning Policy Framework (NPPF) was published on 19th February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.
- 5.3 The NPPF states that “*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities ... being clear about design expectations, and how these will be tested, is essential for achieving this*”. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

Camden Local Plan (2017)

- 5.4 Policy D1 Design: *The Council will seek to secure high quality design in development. The Council will require that development preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.*

6. Heritage Assessment

- 6.1 As denoted previously, the application site falls within the Kentish Town Conservation Area. This Conservation area has as its core the village of Kentish Town, where properties date back to the late eighteenth to early nineteenth centuries. Kentish Town Tube station sits on the corner of Leighton Road and Kentish Town Road. The Assembly House pub, sitting just opposite the station is a historical landmark building that highlights the overall character of the surroundings and is a centre point in the designated conservation area. Leverton Street (application site), sitting just to the north of The Assembly House, is a composition of colorfully rendered terraced houses, some of which feature 'antique greek' iron detailing. Leverton Street also forms part of the Kentish Town Archaeological Priority Area with the grid street pattern of the surrounding roads being established between the years of 1875 and 1895.

Relevant Policy

- 6.2 Policy D2 Heritage:

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, 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:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Policy Assessment

- 6.3 The proposed rear extension to this property will ensure that no harm is caused to the heritage assets of this grade II listed property. The character appraisal of the Leverton Street Terraces holds its key focus on the unique facades that front the public highway. Although this proposal seeks to erect a rear extension to the ground floor of the property, the applicant has ensured to retain the sash windows that lie on the original rear elevation of the property. The character of the property will not be harmed in any manner, with the uniquely designed rear extension enhancing the merits of the dwelling.

7. Policy Considerations

Principle of Development

- 7.1 Policy D1, which focuses on Design, states that *The Council will seek to secure high quality design in development. The Council will require that development preserves or enhances the historic environment and heritage assets.* It is strongly felt that that the proposed development adheres to both of these requirements by finding an ideal balance between extending the family home and retaining the character of this unique property.

Design

- 7.2 The proposed development has been sensitively designed with a heightened awareness of the characteristics that the host property and the surrounding area holds. The infill rear extension makes logical use of this space available and has been designed to create a highly functional open plan space. The fenestration arrangement of the proposed development has been done in such away that provides the new space with substantial amounts of natural daylight whilst retaining a good level of privacy for the occupants.
- 7.3 This proposal seeks to marry the old with the new. Although the contemporary extension is clearly designed in a style that differs from that seen on the host property, it manages to appear as a natural and sensitive addition. Please see images 1 and 2 below which are references to this style of development:



Reference Images.

Impact upon Neighbouring Amenity

- 7.4 As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 7.5 The proposed extension only falls on the ground floor of this property, therefore meaning that potential impact on the amenity of neighbouring residents is very small. The eaves height of the proposed falls well below the two-storey outrigger of the neighbouring property to the north, no.13 Leverton Street. In addition, the depth of the extension ensures not to exceed the depth of the outrigger at no.13. The ridge height falls well below the outrigger of the existing property and ensures not to exceed it in depth.
- 7.6 The neighbouring properties do not have any windows that would directly face toward the proposed development therefore minimising any potential concerns relating to privacy and outlook.

8. Conclusion

- 8.1 It is considered that the proposal provides a high-quality development that would be fully compliant with national, regional and local policies. Due care has been paid to the policies and guidance relating to the Kentish Town conservation area and the characteristics of the listed properties along Leverton Street. The proposed development will substantially improve the living standards of the occupants in this property, whilst enhancing the exterior appearance of this unique property.