

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0042/P	Jackie Herald & Hilary Barnard	07/03/2021 11:28:41	OBJ	<p>Ref: planning application 2021/0042/P 2nd floor flat, 25 Leighton Grove, NW5 2QP Proposal for loft conversion consisting of full mansard style with 2 front dormer windows</p> <p>As owner residents of 24 Leighton Grove which shares a party wall with 25 Leighton Grove, the subject of planning proposal 2021/0042/P, we object to the poorly considered design of the proposed mansard structure, especially in relation to neighbouring houses and the overall look of the terrace.</p> <p>The proposed 2 front dormer windows, described in the application form as 'in style to match existing' are clearly intended to be read as one with the existing 1st and 2nd floor front windows. This would not be in keeping, in particular because the proposed dormer windows project forward of the party parapet walls.</p> <p>What is distinctive about this terrace in Leighton Grove is the rhythm and proportions of the front elevations up to and including the existing front parapet. This is an attractive visual amenity viewed from Leighton Crescent by local residents and the many users of Leighton Crescent and Montpelier Gardens.</p> <p>In contrast with this proposed design, the roof extension at 23 Leighton Grove, clad in lead with discreet doors and windows to front and rear elevations, does not interrupt the rhythm of the terrace's front elevation, being set back from both front and party parapet walls. Although Leighton Grove is not in a conservation area, surely Camden's planning department must recognise and sustain the integrity of its architectural heritage.</p> <p>In principle, we would have no objection to an application for a loft conversion at 25 Leighton Grove if it followed the design envelope of what has been constructed at 23 Leighton Grove.</p> <p>An additional point: reading the application in detail it is not clear what provision is being made for safe exit from the proposed mansard in the event of the fire. As immediate neighbours we would wish to be assured of such details.</p>