

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

17<sup>th</sup> March 2021

**REF: 210, 69 Leverton street London NW5 2NX**

**Design Process, Appearance & Access**

**Key points**

The property is a three-storey terrace house, ground floor plus two floors above. It is located within the Kentish Town Conservation Area.

The proposed application is for a simple side extension that will fill the space between the existing outrigger and boundary shared with No71 Leverton street.

A pre-application was submitted on 06.05.2020

A response was issued on 03.09.2020. Reference 2020/1999/PRE by Alyce Jefferey

The pre application three elements:

- Mansard roof extension
- Enlargement of first floor extension
- Ground floor side extension

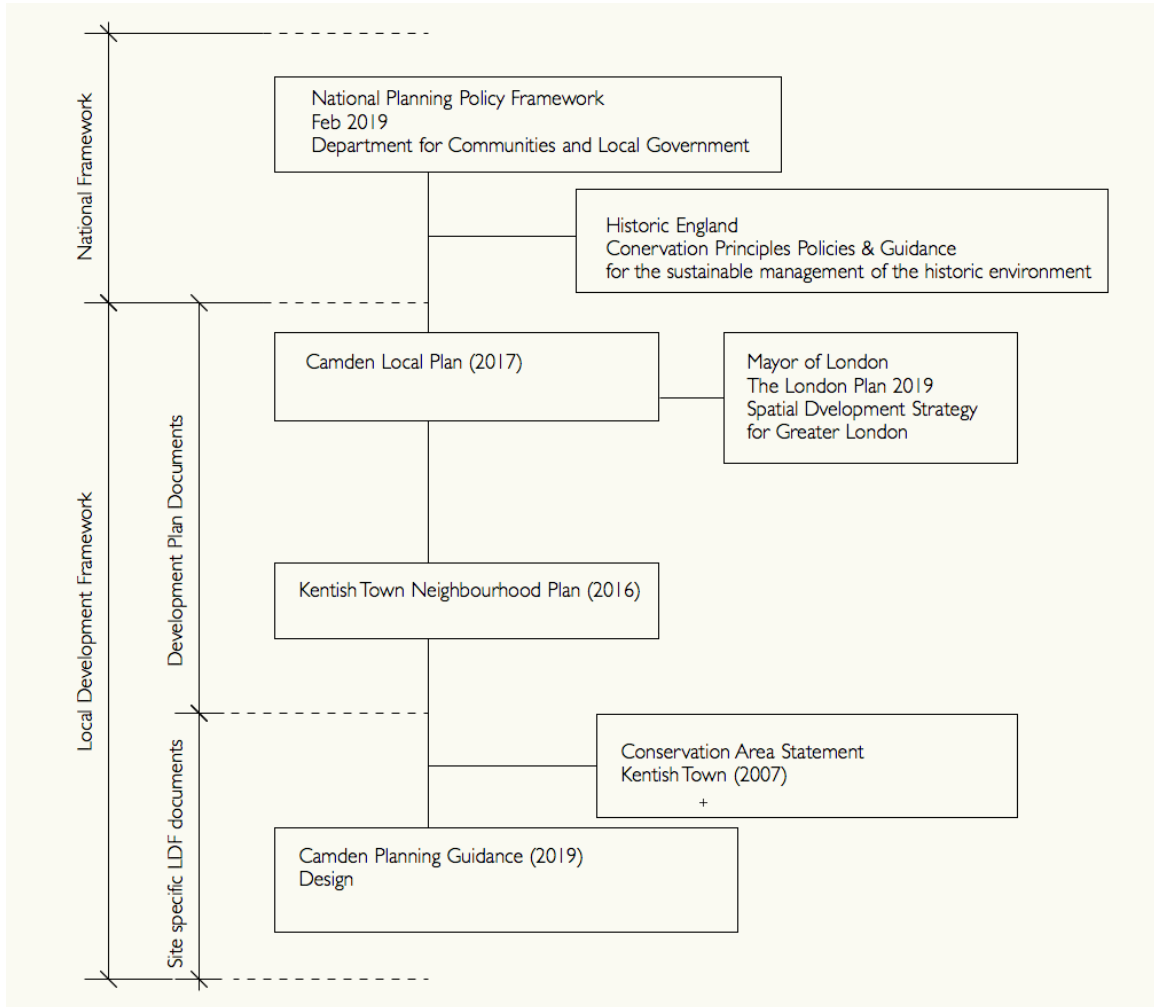
The recommendation was as follows:

*The principle of the proposed mansard roof extension and enlargement of the first floor to create a flat roof, are not considered acceptable in design terms and officers recommend omitting these elements from the proposal as they are likely to be refused at formal application stage.*

As such the client has decided to submit the current proposal including only the ground floor extension with the additional space below the existing balcony on the first floor.

## Statutory Context

The following framework documents are referred to:



## National Framework

Communities & Local Government  
Planning Policy Statement 5  
Planning for the Historic Environment

*Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets*

*HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.*

### ANNEX 2: TERMINOLOGY

#### CONSERVATION

*The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.*

In our view the proposed works are respectful of the local heritage and seek to celebrate and enhance the historical character.

The development seeks to enhance the local heritage by creating a contemporary new addition that responds to current needs.

English Heritage (EH)

#### CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

##### *Assessing Heritage Significance*

*Understand the fabric and evolution of the place*

*62 To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.*

We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions from part of the natural development of buildings.

## Local Development Framework

Mayor of London  
The London Plan  
Spatial Development Strategy for Greater London

#### *Policy Areas*

#### *Design principles*

##### *4B.1 Design principles for a compact city*

*The Mayor will, and boroughs should, seek to ensure that developments should:*

- \* maximise the potential of sites*
- \* promote high quality inclusive design and create or enhance the public realm*
- \* contribute to adaptation to, and mitigation of, the effects of climate change*
- \* respect local context, history, built heritage, character and communities*
- \* provide for or enhance a mix of uses*
- \* be accessible, usable and permeable for all users*
- \* be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*

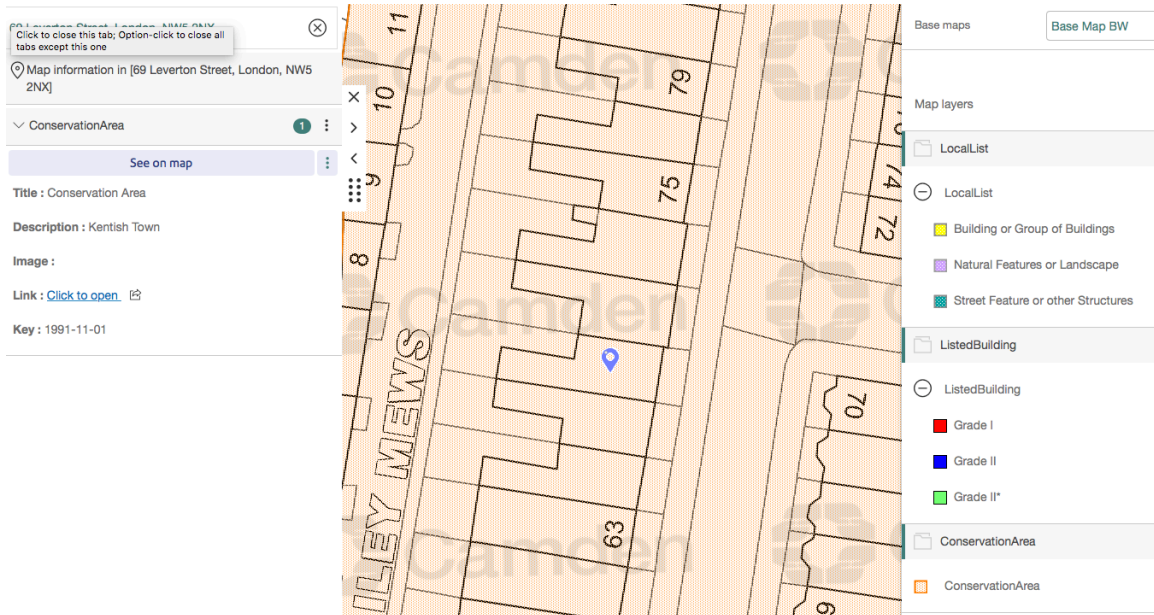
- \* address security issues and provide safe, secure and sustainable environments (policy 4B.6)
- \* be practical and legible
- \* be attractive to look at and, where appropriate, inspire, excite and delight
- \* respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network
- \* address health inequalities (policy 3A.23).

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property.

## Council Policy

Extract from the GIS Interactive planning map:



## Camden Local Plan 2017

### *Policy G1 Delivery and location of growth*

*The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough.*

#### *Delivery of growth*

*The Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by:*

- 1. supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;*

In line with Policy G1, we would like to offer the proposal makes best use of the site taking into account quality of design, its surroundings, sustainability, amenity and heritage.

### *Policy A1 Managing the impact of development*

*The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.*

*We will:*

- 1. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- 2. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- 3. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- 4. require mitigation measures where necessary.*

*The factors we will consider include:*

- 5. visual privacy, outlook;*
- 6. sunlight, daylight and overshadowing;*
- 7. artificial lighting levels;*
- 8. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;*
- 9. impacts of the construction phase, including the use of Construction Management Plans;*
- 10. noise and vibration levels;*
- 11. odour, fumes and dust;*
- 12. microclimate;*
- 13. contaminated land; and*
- 14. impact upon water and wastewater infrastructure.*

The only property affected by the proposed works will be No 71 Leverton street.

No71 leverton street is around 500mm higher than No 69 Leverton street, as such the new party wall between the properties will appear less obtrusive than if the properties were built at the same level.

As suggested in the pre-application, a side wall elevation has been produced for both the existing and the proposed. The existing fence is 1.9 metres high on the side of No 71 Leverton street. The proposed wall is three metres high from the side of No 69 and only 2.56 metres high from the side of No 71.

We have successfully had schemes approved within the same statutory framework and the same Kentish Town conservation area. One being for 44 Countess road London NW5 2XJ. Planning Ref. 2016/6493/P  
The boundary wall approved there as 2.65m high

So in line with the requirements of Policy A1, the amenity of the neighboring properties is preserved and no unacceptable harm is imposed by the proposal

#### *Policy A3 Biodiversity*

*The Council will protect and enhance sites of nature conservation and biodiversity. We will:*

- 1. designate and protect nature conservation sites and safeguard protected and priority habitats and species;*
- 2. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;*
- 3. seek the protection of other features with nature conservation value, including gardens, wherever possible;*
- 4. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;*
- 5. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;*
- 6. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;*
- 7. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;*
- 8. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and*
- 9. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.*

#### *Trees and vegetation*

*The Council will protect, and seek to secure additional, trees and vegetation. We will:*

- 10. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;*
- 11. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;*
- 12. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;*
- 13. expect developments to incorporate additional trees and vegetation wherever possible.*

The proposed works have no negative effect on the requirements set out under Policy A3

#### *Policy A4 Noise and vibration*

*The Council will seek to ensure that noise and vibration is controlled and managed.*

*Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:*

- 1. development likely to generate unacceptable noise and vibration impacts; or*
- 2. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.*

*We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.*

The proposed works have no negative effect on the requirements set out under Policy A4. During the construction period all activities will conform to the Health and Safety requirements determined by local and national statutory requirements.

#### *Policy D1 Design*

*The Council will seek to secure high quality design in development. The Council will require that development:*

- 1. respects local context and character;*
- 2. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- 3. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- 4. is of sustainable and durable construction and adaptable to different activities and land uses;*
- 5. comprises details and materials that are of high quality and complement the local character;*
- 6. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- 7. is inclusive and accessible for all;*
- 8. promotes health;*
- 9. is secure and designed to minimise crime and antisocial behaviour;*
- 10. responds to natural features and preserves gardens and other open space;*
- 11. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;*
- 12. incorporates outdoor amenity space;*
- 13. preserves strategic and local views;*
- 14. for housing, provides a high standard of accommodation; and*
- 15. carefully integrates building services equipment.*

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

The proposed works respect the local context, character and heritage.

The construction will be of high quality, where possible minimum building regulation standards will be improved on.

#### *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*

*Designated 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:*

- 1. the nature of the heritage asset prevents all reasonable uses of the site;*
- 2. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- 3. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- 4. 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:*

- 5. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- 6. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- 7. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- 8. 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.*

In line with the favourable recommendation from the pre-application to accept the ground floor extension works we would like to offer the proposed works are in line with the requirements of Policy D2 Heritage.



## Camden Planning Guidance

### CPG Altering and extending your home (2019)

#### 3.1

#### *Camden Planning Guidance - Altering and extending your home 3. Extensions: rear and side*

##### *Good practice principles*

*The following considerations should be reflected in an extension to ensure it is not insensitively or inappropriately designed and to ensure it does not spoil the appearance of the property or group of properties or harm the amenity of neighbouring properties. Proposals should:*

- 1. be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;*
- 2. be built from materials that are sympathetic to the existing building wherever possible*
- 3. respect and preserve the original design and proportions of the building, including its architectural period and style;*
- 4. respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- 5. respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- 6. not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy. Please ensure the extension complies with the 45 degree test and 25 degree test as set out in the [CPG for Amenity](#) – or demonstrate BRE compliance via a daylight test.*
- 7. allow for the retention of a reasonably sized garden;*
- 8. retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*
- 9. allow for the retention of wildlife corridors, in particular at the end of streets*

##### *Rear extensions*

*A rear extension is often the most suitable form of extension to a house or flat. From the outset of a design for a rear extension, the general principles in paragraph 3.1 should be followed as well as the guidance below.*

##### *Height and depth of a rear extension*

*In order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. As such, the following is advised:*

- A single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.*
- Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.*

##### *Width of a rear extension*

- 4. 3.4 The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites.*
- 5. 3.5 Sometimes the rear of a building may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. Where architectural merit exists, the Council will seek to preserve it where it is considered appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.*

The proposed works comply with all the statutory requirements outlined above

## CPG Design (2019)

### Rear extensions

*4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.*

#### *General principles*

*4.10 Rear extensions should be 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, such as projecting bays, decorative balconies or chimney stacks;*

*respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*

*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;*

*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.*

*4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials).*

#### *Height of rear extensions*

*4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.*

*4.13 In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.*

#### *Width of rear extensions*

*The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.*

In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

The proposed works comply with all the statutory requirements outlined above

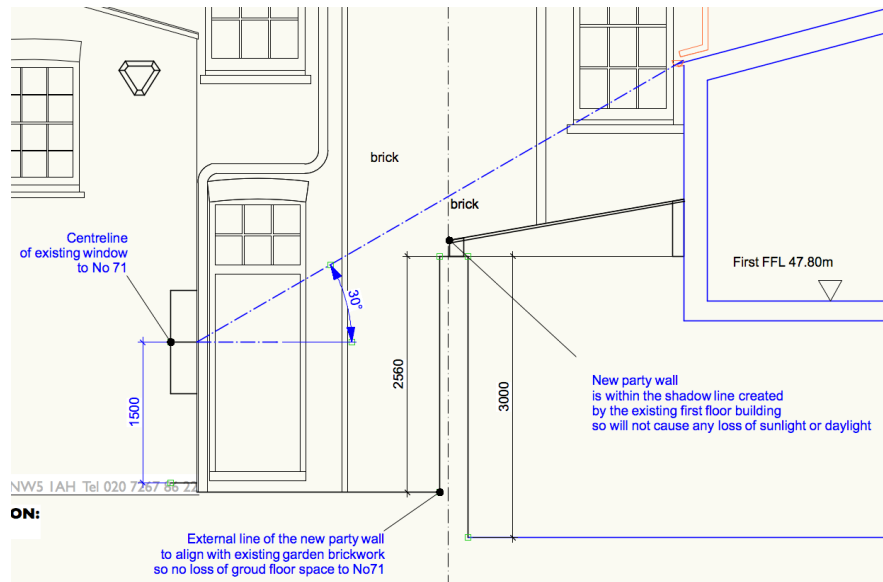
## CPG Amenity (2019)

### 3 Daylight & Sunlight

#### KEY MESSAGES:

- The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.
- The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.
- Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.
- The Council may seek independent verification of sunlight and daylight reports if necessary.

The proposed side extension does not increase the amount of sunlight and daylight. Section A shows the existing shadow line between the centre line of the window to No71 and the existing building to No69. The proposed wall is lower than the shadow line so the new wall will not create any additional shadowing to the centre line of the windows to No 71.



**Conclusion**

In our opinion the proposal complies with all the requirements established in the national and local Development Framework and the Design Guidelines amongst others.

**Use**

The current use of residential is maintained.

**Layout**

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area.

Yours sincerely,

Sebastian Camisuli

On behalf of:  
Martins Camisuli Architects