

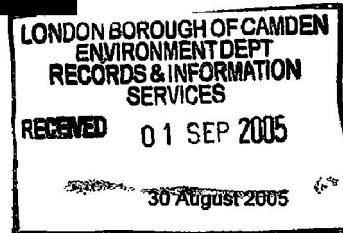
[REDACTED]
JBC

Leighton Road Neighbourhood Association

20 Leighton Road
London NW5 2QE

Phone & Fax [REDACTED]

Gavin Sexton
Planning Officer
Development Control & Planning Services
LB Camden
Town Hall
Argyle Street
London WC1H 8ND



Dear Gavin Sexton

126 Leighton Road Application 2005/2984/P

We write to object to the proposed enclosure of the front light well and construction of a roof extension on this substantial house within the Kentish Town Conservation Area.

This house is at the right side of the entrance to Torriano Cottages and the last in a row of attractive four storey Victorian houses (Nos. 116 to 126). Their uniform character adds an attractive element to the CA. None of these houses has the front light well enclosed. All retain the light well to the semi basement and the flight of steps to the raised ground floor. It would be completely out of character to permit the enclosure of the light well and would detract from the appealing regularity of the house fronts. The Kentish Town Conservation Area Statement (1995) makes the point in 9.5 that 'all development should respect existing features such as.....architectural characteristics (and) detailing' and this very obviously does not, nor does it 'preserve or enhance the character of the Kentish Town Conservation Area' within which it is situated (Policy EN31 Camden Unitary Development Plan 2000).

Because the house stands at the entrance to Torriano Cottages its roofline is more prominent than further along the row. Its neighbours, Nos. 124 and 122, do both have mansard roof extensions. They do not match each other, nor would the proposed extension match either of them. No. 124 shows a blank slated mansard to the Leighton Road frontage (no windows) and No. 122 a slated mansard with two unattractive casement style windows which do not match the large sashes that feature in the rest of the house and in all the houses in the row. Under these circumstances we do not feel that this proposal either would 'preserve or enhance the character of the CA'.

The Kentish Town CA Statement (1995) in relation to roof extensions states in 9.6 that these 'will prove unacceptable within the CA where detriment to the relatively unspoilt roofscapes/rooflines is likely' and in 9.7 that 'mansard type extensions are unlikely to prove acceptable.....on properties where they are likely to prove excessively prominent and visually disruptive'. We think that both of these apply here. The eye is drawn to the houses on either side of the Torriano Cottages entrance. At the moment both, from the front, are as they were originally built. This proposal would spoil that.

Please let me know the outcome of this application.

Yours sincerely

[REDACTED]

Chair