



Subject:

PA relating to 40 Leighton Road NW5



Dear Sirs,

Your ref. 2021/2410/P

40 Leighton Road NW5

This is an application to install a substantial mansard roof to a two-storey house, one of a terrace of ten such houses, situated in Kentish Town Conservation Area. This terrace, some of the oldest houses in the whole district, was built in the late 1820s or very early 1830s. Several other nearby houses, on both sides of the road, are listed, and this particular terrace is described by Historic England as being 'of particular historic interest and value'. Historic England told me some years ago that the only reason they did not list the whole terrace is that a few of the houses have been 'rather messed about' - inappropriate modern windows fitted etc. In fact a number of these have now been carefully renovated in suitable style, so that the only house that still, today, has modern windows is - no.40. There is no mention in the PA of any intention to replace these.

The only house in the entire run to have a mansard storey added to it is No.48. And I happened to know that this long pre-dates the CA designation, having been installed many years ago without any permission from Camden. The presence of an otiose mansard on this one house should NOT be accepted as a pretext for placing an equally undesirable and unsuitable one on another of these significant houses.

The PA also includes a demand to 'excavate' the basement back and front. The fact is, no.40 has no basement. Shallow basements only begin

with no.42, and gradually deepen as the lie of the land changes. So in reality what the owners of no.40 are requesting is to be allowed to construct an entire basement, inappropriately - and apparently extending into the back garden.

It is much to be hoped that the officers concerned will reject without hesitation this large-scale and ill-informed application to transform a rare, surviving two-storied Regency house into something quite other.

Yours truly,
Gillian Tindall FRSL