



Concept Planning
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Date: March 2022
Our reference: 16LEP#1

Design & Access Statement

Site address:
16 Leighton Place
Kentish town
London
NW5 2QL

Applicant:
Concept Planning is acting on behalf of the owner of the site Edouard Dumas



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1.0 Introduction:

- 1.1 The Design and Access Statement has been prepared to accompany a House holder planning application seeking permission for the erection of front dormer, alterations to materials on the rear dormer, rear elevation alterations and modest non-material internal alterations.
- 1.2 The Design and Access Statement should be read in conjunction with the submitted existing and proposed plans to accompany the submission.

2.0 The site and surroundings:

- 2.1 The property is two storeys, located on the northern side of Leighton Place forming the book-end of a pre-1945 terrace, built later than the immediate built typology. The property is attached and flanked to the western elevation by an imposing three storey ex-commercial building projecting significantly forward of the principal elevation of the application property.
- 2.2 The location is prominently residential with a mix of building types and forms many of which benefit from front and rear dormers. The location has no land constraints or restrictions and is outside the Kentish Town Conservation Area located to the north on Leighton Road.



3.0 Proposal:

3.1 Planning permission is sought for the erection of front dormer, alterations to materials on the rear dormer, rear elevation alterations and modest non-material internal alterations.

- Erection of a front dormer 5.25m in width, 1.8m set back from the principal eaves to the ridgeline
- Alterations to the existing rear box dormer, removing the hanging clay tiles and replacement with zinc standing seam and minor window modification.
- Removal of white render and replacement with ceramic tiles (final colour and detail tbc via appropriate condition) and insertion of crittall doors ground level.

4.0 Site planning history:

4.1 Reference - 2007/2613/P

Development description - Erection of a rear dormer window and two rooflights to the front of the dwellinghouse.

Decision – Granted 20/07/2007

Pertinent development

4.2 Address – Flat B, 17 Leighton Place

Reference – 2011/0707/P

Description - Erection of dormer extension to east and west roof slopes including creation of roof terrace with new sliding doors to west elevation of existing upper floor maisonette (Class C3)

Decision – Granted 14/04/2011

Address – 21 Leighton Place

Reference – 2010/0962/P

Description - Erection of front and rear dormer window including a hip-to-gable roof extension to single family dwellinghouse (Class C3).

04/05/2010

Address – 19 Leighton Place

Reference - P9601467

Development description - Loft conversion including dormer-type windows at the front, side and rear, as shown on drawing nos. 302/001 - 006 consecutively, 008B, 009B, 010B(B) and one unnumbered drawing.

Decision date – 26/07/1996

5.0 Planning Policy context:

5.1 The following relevant policies apply:

1. National Planning Policy Framework, 2021 (NPPF)
2. London Plan (Adopted 2021)
3. Camden Local Plan (Adopted July 2017)
4. Design Planning guidance SPD (Adopted 2021)

5.2 London Plan (2021)

Policy D4 Delivering good design

Camden Local Plan (2017)

Policy D1- Design

Policy A1 – Managing the impact of development

5.3 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise.

6.0 Design and Character impacts:

6.1 Policy D1 (Design) of the adopted Camden Local Plan (2017) expects the following when considering development and extensions

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. 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;

6.2 Para 2.10 of the SPD design guidance states “development should integrate well with the existing character of a place, building and its surroundings”.

6.3 Para 2.15 states, “development should seek to be durable and adaptable to reduce resource use over time to include effective layout of infrastructure servicing development”.

Front Dormer

- 6.4 The property is not visually prominent within the street and is hemmed in by the substantive three storey ex-commercial building to its western flank. The adjacent property No 15 has a flat roof front dormer almost identical to that proposed under the current planning application. The character of the street is absent of a strong vernacular and is typified by the fact no strong prevailing character form. The street character is typified by variation and variance of design.
- 6.5 The clear variation of design and character on the street is evident by the existing mix of dormers on adjacent and surrounding properties. The photo collage provides visual evidence and context to the street.

Figure 1 - Westward vista of the property, dormer located at No 18 and dormer at No 14 Leighton Place



Figure 2 - Eastward view along Leighton Place illustrating the variance of built form

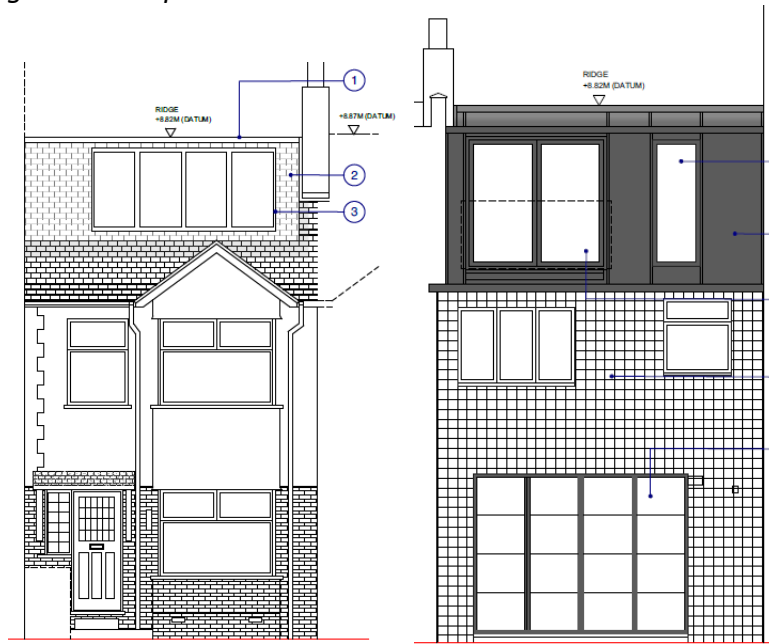


Figure 3 - No 19 (P9601467) and No 21 (2010/0962/P) and No 15 Leighton Place



- 6.6 The proposed front dormer extension (Figure 4) would have limited visual effect on the street, located in a visually unapparent and somewhat obscured position within the streetscene. The application property is largely absorbed by the adjacent imposing three storey building when viewed along the street. As outlined in Para 7.1 of the Camden Local Plan, extensions are subject and assessed based on the “the impact on existing rhythms, symmetries and uniformities in the Townscape”.
- 6.7 The location has no prevailing pattern, density and scale of development but has witnessed similar roof development, adding visual interest to the location. As such, the proposed front dormer would not be at odds or out of keeping with the wider street and would following the natural development of the street in this regard.

Figure 4 – Proposed Front and Rear elevations



- 6.8 The front dormer would utilise clay hanging tiles and Anthra zinc (<https://www.vmzinc.co.uk/zinc-basics/surface-appearances/anthra-zinc.html>) for the top of the flat roof and aluminium windows. The proposed dormer would thereby create a built form in keeping with the host dwelling and terrace while retaining durability, compatibility with existing materials and visual attractiveness of the materials. The materials used would be in accordance with Para 7.10 of the Camden Local Plan (2017)

Rear elevation changes

- 6.9 The proposed removal of the existing hanging tiles and replacement with standing zinc creating an enhanced appearance and clearly denote and demark the non-original element of the host property with the roof extension. Anthra zinc would be utilised as per the material for the top of the flat roof of the dormer (<https://www.vmzinc.co.uk/zinc-basics/surface-appearances/anthra-zinc.html>)
- 6.10 The final design of the proposed ceramic tiles are not finalised however officers are requested to agree to an appropriately worded condition to allow the final design to form a dischargeable condition. The tiles would not project off the rear wall beyond 3cm, thereby largely de minimis in this regard.
- 6.11 The removal of the existing French doors at ground floor level and replacement with 4/4 panel crittall doors is considered to enhance the rear elevation.

7.0 Neighbour amenity impact:

- 7.1 Policy A1 (Managing the impact of development) of the Camden Local Plan (2017) seeks to ensure that new development does not harm the amenity of adjoining residential occupiers. In regard to impacts on daylight, sunlight, privacy and overlooking, outlook and sense of enclosure, the proposed front dormer and rear external material changes would have no discernible impact on neighbouring residential amenity.

8.0 Conclusion:

- 8.1 The Design and Access statement provides a robust assessment of the proposed front dormer and rear elevational/dormer changes and provides the justification against adopted planning policy for their approval. Overall, the assessment of the merits of the scheme presented within this Design statement are concluded the extension and alterations will be appropriate in the street and compliant with adopted Planning policy.