

3 Leverton Street  
London  
NW5 2PH

3 August 2022

Dear Sir/Madam

**Planning application - 2022/2374/P – 300 Kentish Town Road**

I wish to object to the above planning application, and I object on the following grounds:

1. The plans are for development of a property in a conservation area. The proposals are completely out of character with the surrounding buildings in the conservation area.
2. The proposed development will greatly eclipse the visible sky from the rear gardens of properties 1 & 3 Leverton Street. An open sense of courtyard space will be reduced to a darkened corridor space.
3. The height and mass of the development will further enclose the existing space in Leverton Place.
4. The distance between the windows of the development, and the windows of private dwellings on Leverton Place would be approximately 9 metres. This is significantly below the best practice guidance of 18 to 22 metres.
5. The applicant's architects have attempted to mitigate this significant deficiency by designing windows placed at angles in the façade of the development.
6. This latter positioning of the windows in no way diminishes the ability of residents in the proposed development to [REDACTED] dwelling space of the residents of Leverton Place.
7. The photographic illustrations indicate that the first floor dwelling will have consequential access to flat roof space on two aspects of the property above the ground floor property. If this flat roof space is not contained, for example by railings, it will be unsafe. If it is contained it will imply the existence of roof terrace space.
8. Note also that if the ground floor roof space not covered by the foot print of the proposals is not enclosed, then the window of bedroom 1 of the first floor flat will [REDACTED] [REDACTED] of the garden of 3 Leverton Street.
9. Furthermore, the current layout of the structure permits access to the existing flat roof spaces. Past and present tenants in the building have used this as unauthorised roof terrace space.

10. The proposals create two new existing flat roof spaces that could be used by tenants as unauthorised roof terrace space.
11. The latter would enable even more [REDACTED] dwelling space of the properties at 1 & 3 Leverton Street.
12. It would also increase the noise disturbance that already carries to the wider Leverton Place and Leverton Street area from the existing unapproved roof terrace space.
13. The scale and dimensions of the proposed building works represent a significant level of noise pollution, nuisance and disturbance to the residents of the properties immediately adjacent to and surrounding the building concerned.

For all of the above reasons I urge to reject this planning in its entirety

Your Sincerely

Darryl Davies