

DS2000

Design Statement



Leverton Stores
50 Leverton Street, London NW5 2PG
January 2021

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1. Introduction

1.1 The following design statement has been produced to support the accompanying drawings for the applicant, Mr Mahmud Dilloo, who wishes to submit a planning application for the site known as Leverton Stores located on the ground floor of 50 Leverton Street, London NW5 2PG.

1.2 The proposal seeks planning permission for the erection of a free-standing external storage unit which will replace the current ad hoc external produce displays therefore improving the visual appearance and rationalisation of display space currently outside this shop.

1.3 This document contains details regarding the proposed scheme including how the proposal is considered to be in accordance with planning policy and guidance at national, regional and local levels.

1.4 Leverton Stores holds a specific importance for the less mobile and vulnerable members of the community especially with the staff and residents of Ash Court Care Home which is located around the corner in Ascham Street: Face to face contact and personalised interaction appear to be an essential characteristic for this valued neighbourhood “hub”.

1.5 It is a long-running independent business which the applicant’s family has run at this location for approximately 30 years. Over this period, it has become the beating heart of the community linking neighbours in a web of economic and social relationships, and contributing to local causes. As an individual trader, he is able to offer a different retail experience by adding that personalised touch to each and every visit. Individuality and originality can be lacking in stores run larger companies whereby standard practices and an inability to think outside the box are more the norm.

1.6 It is well known that locally owned businesses build strong communities by going the extra mile on service (which is generally not possible at chain stores). This shop has developed a great reputation for this, and it has resulted in loyal and happy customers (including the local member of parliament). As an individual shop it can show more flexibility in sourcing products that suit their customers. There also appears to be willingness from the local communities to reciprocate and participate where they feel they are receiving personal service. Local people make reference to ‘supporting’ local stores that they value not just ‘shopping’ at them, giving it a unique role within the community.

1.7 Recently, development plans along the nearby Kentish Town Road & Fortess Road have led to a proliferation of small & mid-size convenience stores from multiples (such as Tesco Metro, Sainsbury’s Local, Co-Op, Lidl and Iceland) which provide walk-in convenience shopping of basic products. These have created a strain on Leverton Stores continuing as a profitable operation. To survive this challenge the applicant has had to utilise a considerable degree of flexibility, innovation and entrepreneurship to provide more niche products to satisfy its customers’ demands. The applicant’s knowledge, has developed an awareness of trends and their associated products which has become fundamental to meeting community demographics and customer demands.

2. The Application Site and Surroundings

2.1 The site comprises a three-storey end of terrace property located on the eastern side of Leverton Street, on the junction with Ascham Street. The property contains an A1 use at ground floor level, currently in use as Grocery/Convenience store and two residential units located on the upper (1st & 2nd floors). The site lies within a terrace of similar properties (mainly three storey terraced properties), that are predominantly in residential use. Figure 1 below displays the application site location.



Figure 1 Site plan denotes location of application (shown in red)

2.2 The site is located diagonally across the road from the listed Pineapple Public House. Though it is not listed, it lies within the Kentish Town Conservation area, and is noted as making a positive contribution to the character and appearance of the conservation area. The application site consists of a retail unit which occupies part of the ground floor of a terraced property. It is abutted by a semi-detached residential property to the south and motor repair workshop to the east. It has no garden space to the rear but does have a small amount of open hard space to its front alongside the street's pavement. There is no boundary wall between the two of these contiguous surfaces.

2.3 The relevant shop façade (west elevation) to the application retains much of its original the visual character, proportions, rhythm and form of original/historic shopfronts. This consists of a large timber framed window subdivided by two timber mullions on a painted brickwork low level stallriser with a painted fascia, projecting cornice and awning over. There is a rendered pilaster at the south end and an angled door at the north end/corner. In front of both are steel security roller shutters. When open it is only possible to see into the shop through one of the glazed panels as the others are obscured by shelving displays inside the shop.

2.4 Within the confines of the open space at the front there are refrigeration compressor and pump enclosures (which are to remain) and a freestanding produce open racking unit (which will be replaced).



Figure 2 Drawing of existing west elevation (facing Leverton Street)



Figure 3 Photograph of west elevation and produce displays

3. Relevant Planning History

A search of the Camden Council's website was conducted to determine any relevant planning history relating to the application site with the following results:

- 2013/3848/P - Details relating to condition 3 (noise) of planning permission granted 6/2/12 (ref: 2011/6412/P) for the installation of a condenser unit on the front forecourt of existing retail shop. Granted 27-01-2015.
- 2011/6412/P - Installation of a condenser unit on the front forecourt of existing retail shop. Granted 06-02-2012
- 2011/2673/P - Installation of condenser unit and associated enclosure on front forecourt of existing retail shop. Withdrawn
- 30761 - Alterations and extensions to the existing single-storey building for use for the repair and service of motor vehicles. Conditional 22-09-1980.
- 25467 - Continued use for minor car repairs. Limited Permission 16-01-1978
- F12/8/2/1398 - The use of the garage at the rear of 50 Leverton Street, Camden for car repair. Refusal 07-04-1966

4. Planning Policy

Relevant Policy Considerations: The site is not listed but lies within the Kentish Town Conservation Area, and is identified as making a positive contribution to the character and appearance of the conservation area. This section outlines the relevant national and local planning and heritage policies which were deemed relevant and considered in producing the design submitted.

4.1 National Planning Policy Framework (2019)

- Achieving sustainable development - 7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- Strategic policies - 20. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision¹² for d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- Promoting healthy and safe communities - 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs
- Making effective use of land - 118. Planning policies and decisions should: e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.
- Achieving well-designed places - 127. Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing

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or discouraging appropriate innovation or change (such as increased densities); f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- Achieving well-designed places - 128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- Achieving well-designed places - 131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- Conserving and enhancing the historic environment - 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

4.2 The London Plan (2016)

- Policy 3.2 Improving health and addressing health inequalities - LDF Preparation E Boroughs should: b) promote the effective management of places that are safe, accessible and encourage social cohesion. c) integrate planning, transport, housing, environmental and health policies to promote the health and wellbeing of communities.
- Policy 7.2 An inclusive environment – Strategic: The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments: c) are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways. d) are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.
- Policy 7.6 Architecture – Planning decisions B Buildings and structures should: a) be of the highest architectural quality. d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate: f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces; g) be adaptable to different activities and land uses, particularly at ground level
- Policy 7.8 Heritage assets and archaeology – C Planning decisions Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

4.3 Camden Local Plan (2017)

- Policy A1 Managing the impact of development - The factors to be considered include: e. visual privacy, outlook; f. sunlight, daylight and overshadowing; g. artificial lighting levels; i. impacts of the construction phase.

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- Policy D1 Design - The Council will seek to secure high quality design in development. The Council will require that development: 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; g). is inclusive and accessible for all; h). promotes health; m. preserves strategic and local views;
- Policy D2 Heritage - Conservation areas. The Council will: e). require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; h). 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.
- Policy D3 Shopfronts - The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. When determining proposals for shopfront development the Council will consider: a. the design of the shopfront or feature, including its details and materials; b. the existing character, architectural and historic merit and design of the building and its shopfront; c. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell; d. the general characteristics of shopfronts in the area; e. community safety and the contribution made by shopfronts to natural surveillance; and f. the degree of accessibility
- Policy TC5 Small and independent shops - The Council will promote the provision of small shop premises suitable for small and independent businesses. We will: c. encourage the occupation of shops by independent businesses and the provision of affordable premises. Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.

4.4 Camden Planning Guidance – Design (2019)

- 2. Design Excellence - Camden is committed to excellence in design and schemes should consider: • The context of a development and its surrounding area; • The design of the building itself • The use and function of buildings; • Using good quality sustainable materials, • Opportunities for promoting health and wellbeing • Opportunities for improving the character and quality of an area.
- 3. Heritage - 3.4 The Council - will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. We will take account of: The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and health and wellbeing;
- 6. Shopfronts - 6.10 For shops in conservation areas, reference should also be made to the relevant Conservation Area Statement/Conservation Area Appraisal & Management Strategy (there are 40 in total). These describe the area and its special character and include guidelines that provide the framework for development proposals in the area and the appraisals contain audits of shopfronts of merit. Shopfronts of merit: These are shopfronts that contribute to the character of an area and are of townscape merit. Some are identified for their historical interest, others because they are good examples of a particular style of architecture.

4.5 Camden Planning Guidance – Amenity (2018)

- 2 Overlooking, privacy and outlook - Outlook: 2.14 Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.
- 3 Daylight and Sunlight – Key messages: The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels.
- 4 Artificial Light - Key messages: Artificial lighting should be considered at the design stage and not affect the amenity of neighbours or wildlife.

4.6 Camden Planning Guidance – Town Centres and Retail (2018)

- 2.7 Where a planning application proposes the loss of a shop in retail use, we will consider whether there is a realistic prospect of such use continuing. The Council will generally require the submission of marketing evidence to show that there is no realistic prospect of demand to use a site for continued retail use
- 4.57 This guidance should be read in conjunction with the Kentish Town Neighbourhood Plan which contains a locally specific approach to the level of uses within the frontages in parts of Kentish Town. Where these differ from the figures in the Local Plan, the Council will apply the figures in the Neighbourhood Plan (even though the Local Plan is a more recently adopted document) The Neighbourhood Plan also contains a specific policy relating to specific shops outside of designated centres.

4.7 Kentish Town Conservation Area Appraisal and Management Strategy Part1 Conservation Appraisal

- 5.3 Character zones - Leverton Street and Falkland Place. Leverton Street and the return into Leverton Place have coloured stucco houses with narrow front gardens. Some houses retain 'greek' detailing in the window detailed metalwork. There is a homogeneous design of house and detailed joinery.
- 5.4 Land use activity and influence of uses - Shopping and retail. The edge of the area is rooted in the commercial activity of Kentish Town Road. This commercial activity is contained by the strip along the road and does not spread into the area. There are a small number of shops within the northern section of the conservation area
- 5.9 Audit of heritage assets - Buildings that make a positive contribution. These buildings have a positive effect on the environment and could be a single building, group or landmark. These relate to the historic origins of Kentish Town; there may be scope for improvement of details or condition of the buildings. The Council will resist demolition.
- 9 Summary of Issues - Commercial activity. Kentish Town Road commercial activity is absolutely central to the character, vitality and history of the conservation area.

4.8 Kentish Town Conservation Area Appraisal and Management Strategy Part 2 Management Strategy

- 3 Maintaining Character General Approach The following approach to maintaining the special interest of the Kentish Town Conservation Area will be adopted as part of the strategy for its effective management: applications for development will be determined having regard to the special interest of the Conservation Area and the specialist advice of conservation officers; • previous unauthorised or undesirable development or inappropriate alterations will not be taken as an acceptable precedent for new work; • in accordance with the relevant legislation most applications

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for development within the Conservation Area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development; • in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Kentish Town Conservation Area are preserved, repaired and reinstated where appropriate; • the Council will seek to ensure that the departments responsible for the environment (highways/landscape/planning/conservation and urban design) work in an effective, co-ordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and, • the Council will continue to consult the Conservation Area Advisory Committees and local amenity societies on applications which may Kentish Town Conservation Area Appraisal and Management Strategy 38 Kentish Town /JTP/JS Feb 2011 impact on the special interest of the Kentish Town Conservation Area and seek their input in relation to ongoing management issues.

- 4 Recommendations for action 4.1 Promotion of good practice by: • improving local knowledge of the Conservation Area status amongst commercial operators in order to prevent the loss of traditional shop fronts and fascias to avoid unsympathetic alterations and to promote quality design
- 4.9 Improve and enhance the public realm to address the issues of traffic control, cluttered pavements and poor surfaces
- 7.2 Generic guidance - Shopfront design. The retention of traditional shopfronts and the installation of high-quality replacements are actively encouraged in the conservation area. Enforcement action will be taken on unauthorised works. New shop fronts require Planning Permission. Detailed advice within the Supplementary Planning Guidance on traditional shop front design will be included in a new form in the SPD under the LDF It is important that shopfronts maintain the visual character and appearance of the street through respect for the proportions, rhythm and form of the original frontages. The loss of original/historic shopfronts will be resisted. The arrangement of wide fascia and awnings is still evident in the parade of shops on Kentish Town Road. Shop signage should be appropriate to the conservation area, respecting the proportions of shop frontages, and maintaining the characteristic divisions between units. Signage should be non-illuminated or externally illuminated and will usually consist of one fascia sign and an awning and should not project above the traditional stringcourse or soffit of the shop front.

4.9 Kentish Town Neighbourhood Plan General Development Policies (2016)

- Policy CC4: Protection of Shops Outside the Centre In support of and as a local interpretation of L B Camden's policy DP10, the net floorspace associated with the following stores will be protected. These stores have been identified as attaining the applied standard in DP10: each store is more than 5-10 minutes walk away from alternative provision or is situated close to a nursing home.
 1. Susan's Mini Market, 153 Leighton Road NW5 2RB.
 2. Leighton Food Centre, 91 Leighton Road NW5 2QJ.
 3. Falkland Store, 71 Falkland Road NW5 2XB. (This convenience store is already at risk of change of use development which must be resisted because the store is indispensable for the elderly and infirm who live nearby).
 4. Leverton Stores, 50 Leverton Street NW5 2PJ. (This store is situated just round the corner from Ash Court Nursing Home, Ascham Street, NW5 2PD).
 5. Saver's Mini Market, 121A Islip Street NW5 2DL.
 6. The Village Store, 62 Lawford Road NW5 2LN.

Reasoned Justification KTNF supports the retention and protection of shops outside the Town Centre. L B Camden's policy DP10 states "The Council will seek to protect shops outside centres by only granting planning permission for development that involves a net loss of shop floorspace outside designated centres provided that:

- alternative provision is available within 5-10 minutes walking distance [400-800 metres];
- there is clear evidence that the current use is not viable; and
- within the Central London Area, the development positively contributes to local character, function, viability and amenity."

It is important for the community that existing shops outside the Town Centre are retained because these shops, which are usually convenience stores, provide a vital service meeting the day-to-day needs of local communities, especially those who are less mobile. This includes the elderly, the infirm and those without access to a car.

Policy CC4 seeks to implement the policies and guidance set out in the following documents: Camden DP10, DP26, CS7.17, CPG5.4, CS10, CS15, CS16; Camden Social Infrastructure Needs Assessment (2009); Shaping Neighbourhoods: character and context supplementary planning guidance non-technical summary GLA (June 2014) and London Small Shops Study, GLA / Roger Tym & Partners (2010)

5. The Proposal

5.1 The proposal at the site seeks planning permission for the erection of a single free-standing external secure produce storage unit, that will meet the applicant's needs to adequately service his customer's requirements.

5.2 The proposal seeks to erect a well-designed modern addition that will greatly improve the space in front of the shop front by replacing the existing ad-hoc display fixtures with a taller but slimmer unit designed to overcome the need for further temporary display units in front of the shop. This will improve accessibility for customers and improve visibility around the corner with Ascham Street. The aim is to improve the shopping experience for the community.

5.3 The siting of the proposed storage unit has been carefully considered in that the rear face is located 400m clear of the existing building line in a manner that allows the shopfront still to be obliquely visible. While the front face is aligned with the outer face of the bay windows of the adjacent houses. Therefore, making it more sympathetic to the surrounding architecture when viewed along the street.

5.4 The proposed storage unit will be located in front of two of the shop front window panels which have semi obstructed views into the shop and will instead creates an alternative view via the attractiveness and vitality of its displays. The third window will remain as existing with clear view into and from the shop adding to a sense of activity as well as enhancing a feeling of security by providing natural surveillance.

5.5 The shopfront of the host building will remain as it currently exists, with all appropriate features (i.e. shopfront windows, framework features, pilasters, fascias and console brackets) retained unaffected. The fact that storage is not connected to the shop façade means that in the future it could be removed without causing any damage to the host building if the need for it has ceased.

5.5 The proposed storage unit will be constructed with a welded plated steel plate skin to each side, top and base providing a plush seamless casing. While the front will be protected by a solid shutter to match the

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existing shop's shutter. The mechanism of the shutter will be contained within the casing. The shutter will be open only when the shop is operational when the canopy is also lowered, partially obscuring the visual impact of the proposed storage unit. The whole unit will be paint finished in a colour matching the existing shop façade and have matching graphics.

5.6 Any lighting of produce within the proposed storage unit will be discretely located within the proposed storage unit.

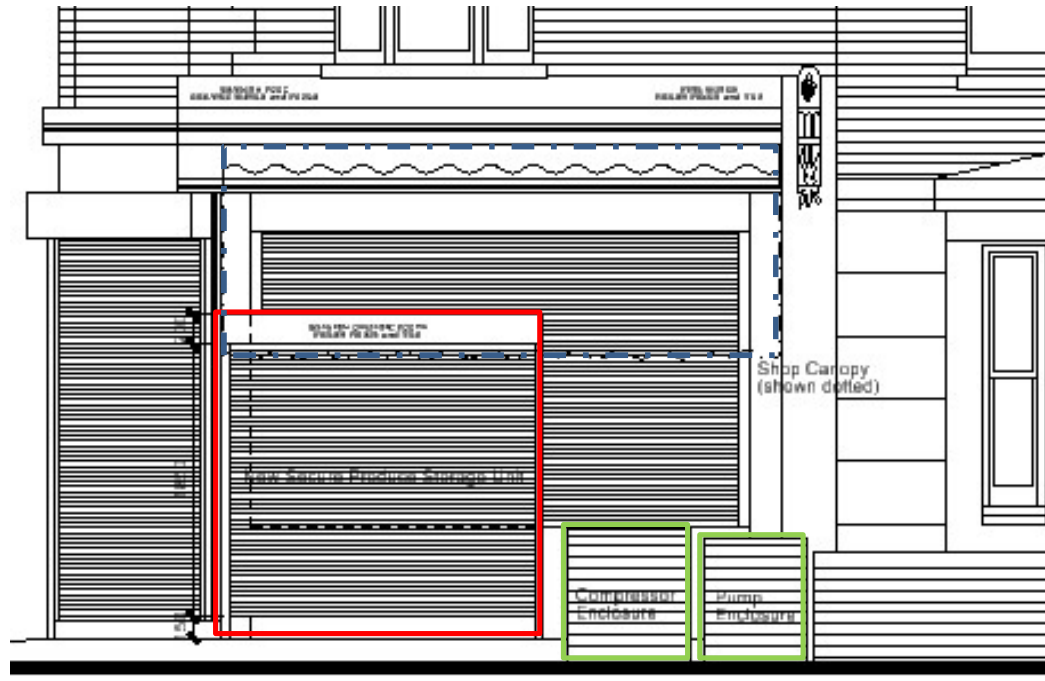


Figure 4 Drawing showing elevation of proposed storage unit (outlined in red) with existing enclosures which are to remain (outlined in green) and shop canopy (outlined in blue)



Figure 5 Photograph of exiting storage permanently outside shop

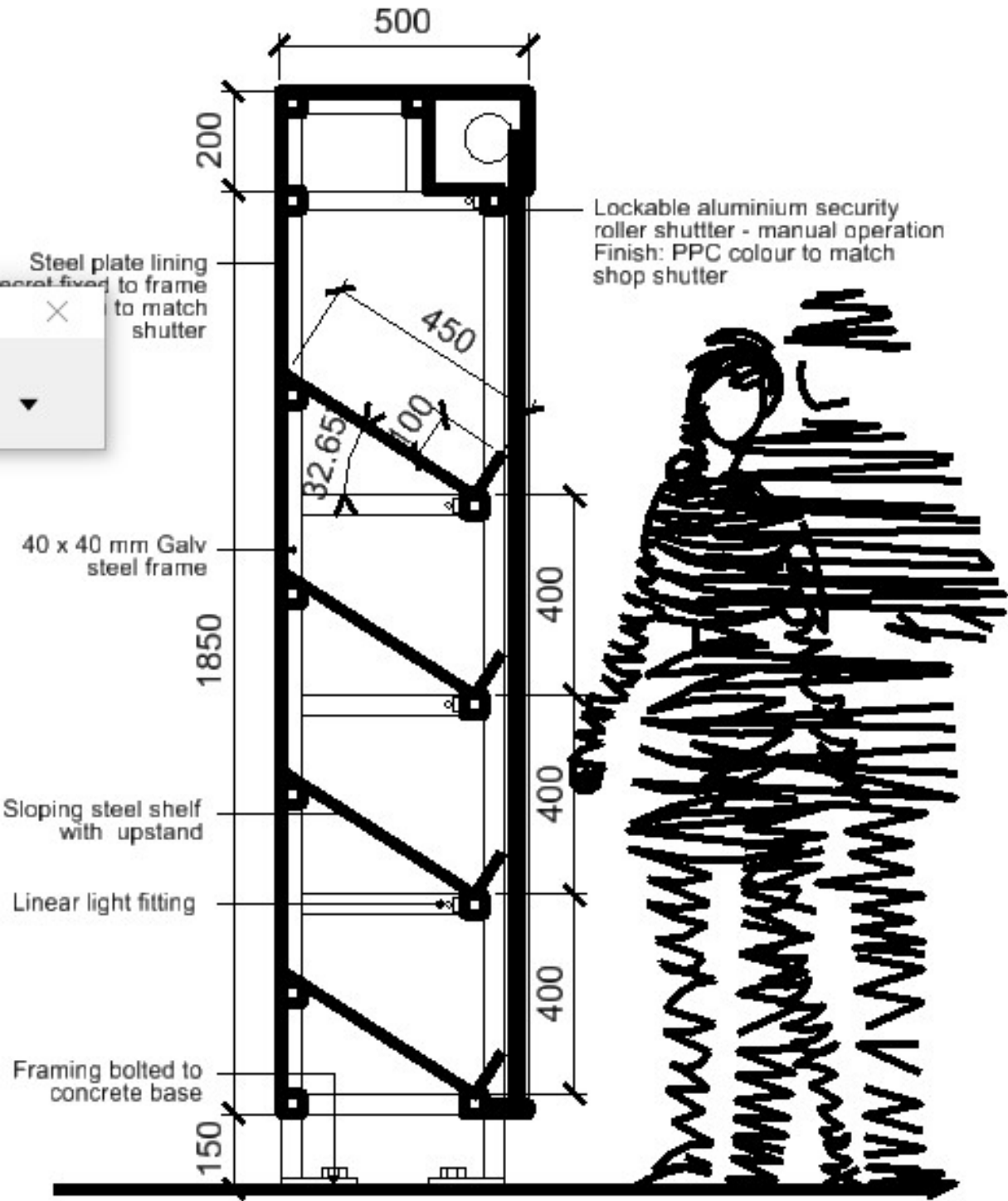


Figure 6 Section through proposed Secure Storage Unit with 4 no. raking shelves

6. Conclusion

As has been explained within this report this application is being made due to the problem limiting the applicant's ability to further provide more retail space required to continue competitively in this location. This sadly, is the only property on the Kentish Town Conservation Area to be affected by this issue and therefore due its uniqueness it is felt that a bespoke solution that does not necessarily meet a more traditional solution is required. It is recognised that generally the acceptance of a proposal for new enclosures in a conservation area is not the norm, but note that exceptions can be permitted. It is hoped that this application would be assessed on this basis of a one-off problem that has been resolved by a highly considered and well-designed solution and not as a general precedent for all.

Below are noted the key issues and how the proposal has responded to these:

6.1 Design and Heritage

- The proposal seeks to marry the old with this contemporary insertion integrating well with the existing character of a place, building and its surroundings. The form of it replicates the undulating form of the single storey bays along the rest of the streetscape.
- The proposal makes logical use of this space available and has been designed to improve and tidy up a highly functional open space making a considerable improvement and not be detrimental to the streetscape of Leverton Street.
- The proposal makes use of high-quality materials and good detailing of the design in a sympathetic manner that takes into account the host building.
- The proposal provides space that is adaptable to future needs, that enhances the lifestyle and well-being of the building's occupants.

6.2 Amenity

- The proposal is located on the ground floor of this property, therefore meaning that potential impact on the amenity of neighbouring residents' daylight and sunlight is negligible.
- The proposal in its proposed position does not impinge on privacy of the adjacent dwellings as it is used for storage only.
- The proposal in its proposed position does improve the outlook for occupants by tidying up the existing installation.
- The proposal does not propose any additional new external lighting. Low energy display lighting is proposed within the storage unit which would not materially produce any light pollution.
- The proposal does not contain any equipment that would create any noise or vibration impacts.
- The proposal will be constructed off site for installation and is likely to create minimal impact in terms of construction traffic and noise.

6.3 Sustainability and Community

- The proposal will aid Leverton Store to be compatible with the surrounding area and be able to accommodate uses that work together and create viable places that respond to local needs as well as promoting a sense of place and community.
- The changes to the area around the proposed storage would substantially improve accessibility for all to access items on display outside the shop as well as making the pavement movement around the corner with Ascham Street easier to get to and move through.
- The proposal provides opportunities for passive surveillance.
- The proposal aids sustainability and efficient resource consumption by making efficient use of the site and using of good quality durable materials

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- The proposed development will substantially improve the living standards of the occupants in this property, whilst enhancing the exterior appearance of this unique property
- The proposal is a sustainable solution in that it helps reduce customer car trips, deliveries and less packaging, supporting Camden's climate control aims to reduce air pollution and waste

6.4 In summary

6.4.1 The applicant fully understands the need to preserve and enhance the historic environment and heritage assets of Kentish Town Conservation Area but also realises that at times new "non heritage" objects (such as street cycle storage units and large wheeled waste bins that have had been accepted as part of the townscape).

6.4.2 As noted in the Kentish Town Neighbourhood Plan General Development Policies. Leverton Stores is listed as one of nine important stores. Since the issue of that document the site of Falkland Store is under construction having proved to Camden planning that it is no longer financially viable as a retail store has obtain consent for it to be turned into a residential unit. This means that Leverton Stores is the sole remaining shop within the Kentish Town Conservation Area.

6.4.3 Nationwide chain's, local stores have been allowed within the Kentish Town Centre with far more floor space in line with current expectations. The need for small local stores to be able to increase their retail space within their existing physical limitations is critical for their survival and to be able to compete with national chains. It is therefore hoped that would review this application not sure on a design basis but also as a benefit of considerable value to the lifestyle within the Kentish Town Conservation Area community.

6.4.4 The applicant does not believe that the local community would be best served only by these, less personal outlets or should another empty local shop such as Leverton Store be redeveloped into sub-standard residential, be the in everyone's best interests.

In view of this Design Statement, accompanying drawings and subsequent discussions, we would request that this application reviewed favourably and be granted planning permission.