

November 2022

Planning Statement

1.0 Introduction

This Statement has been prepared by **4orm** on behalf of Ms Hirchovitch & Mr Nutman to support an application for Planning Consent to construct a single-storey rear side extension at 73 Leverton Street. The proposal includes the demolition of an existing single storey earlier extension and the installation of painted metal framed sliding glazed doors to the rear elevation.

2.0 Context

2.1 Background

- 2.2.1 73 Leverton Street is a three storey mid terrace house along the Western side of Leverton Street, Kentish Town.
- 2.2.2 The site is not statutorily or locally listed. The site is not designated as a scheduled monument.
- 2.2.3 The site is located within the Kentish Town Conservation Area.

2.2 Relevant Planning History

- 2.2.1 Application: 2019/6039/P Householder Planning Application Granted 05-02-2020
Erection of single storey side infill and replacement rear extension.
- 2.2.2 Application: 2022/2548/P Non Material Amendment Granted 07-09-2022
Amendment to planning permission 2019/6039/P dated 05/02/2020 (for Erection of single storey side infill and replacement rear extension), namely to alter the roof profile and doors of the rear infill extension and replace the ground floor window on the existing outrigger extension by doors. .

3.0 Proposals

- 3.1 To construct a single-storey rear side extension at 73 Leverton Street. The proposal includes the demolition of an existing single storey earlier extension and the installation of painted metal framed sliding glazed doors to the rear elevation.
- 3.2 The proposal replicates the overall form and mass and materials of the earlier approved rear side infill extension (as above).
- 3.3 The current proposal includes for the demolition of the existing single storey flat roofed extension at the rear and the installation of painted metal framed sliding glazed doors to the rear elevation

4.0 Conclusion

- 4.1 The proposed development follows the details of the extension to the currently extant approval and removes an unsympathetic earlier extension, increasing the available garden area by 4 sq. metres (11%).
- 4.2 The painted metal framed sliding glazed doors to the rear elevation are appropriate to their use, considered acceptable and sensitive for this non-prominent location.
- 4.3 We respectfully ask that the local authority approve the proposed development.