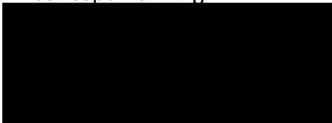




Concept Planning



Date: November 2022

Our reference: 16LEP#2

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 “change of rear dormer material to zinc, insertion of an additional rooflight and rear elevation 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 change of rear dormer material to zinc, insertion of an additional rooflight and rear elevation alterations.
- Alterations to the existing rear box dormer, removing the hanging clay tiles and replacement with zinc standing seam and minor full height windows in aluminium.
 - Change of rear fenestration to provide enlarged ground floor access in metal crittall and casement windows in aluminium at first floor.

4.0 Site planning history:

- 4.1 Reference - 2022/1006/P
Development description -
Erection of front dormer; alterations to fenestration and materials of rear dormer and rear elevation.
Decision – Granted 20/10/2022
- 4.2 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

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”.

Rear elevation changes

- 6.4 The proposed removal of the existing hanging tiles and replacement with standing zinc would enhance the appearance of the roof 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.vnzinc.co.uk/zinc-basics/surface-appearances/anthra-zinc.html>)
- 6.5 The removal of the existing French doors at ground floor level and replacement with 4/4 panel crittall doors is considered to represent an enhance of the rear elevation. Alongside the change of the first floor windows to aluminium casement would accord with the setting of the building at the rear of the terraces.
- 6.6 The delegated report accompanying the planning reference 2022/1006/P, confirmed in paragraphs 2.6, 2.7 and 2.8 the changes sought under the planning application



would be supported by planning officers. The paragraphs in question are provided below for confirmation.

*2.6 The alterations to the existing rear dormer involve recladding with zinc and reconfiguring the fenestration to provide a wider, squarer window and a slim vertical window. **The zinc cladding is considered an acceptable material** for a roof extension and the proposed fenestration would provide a more contemporary appearance to the dormer in a non-sensitive location.*

2.7 It is proposed to clad the existing rear elevation at first and ground floors in ceramic tiling. Whilst the materiality is not typical of rear elevations on domestic properties of this style, the rear elevation has little architectural merit, has already been clad with render (over original brick finish) and has little visibility apart from in limited private views. In this instance, the proposed ceramic cladding is not objectionable and justifies a departure from the aforementioned guidance regarding surface finishes.

*2.8 The proposed Crittal style door at ground floor is a typical alteration at ground floor level to provide a more contemporary character to living areas. It would also have very little prominence in views. **As such, there is no objection.***

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 rear external material changes would have no discernible impact on neighbouring residential amenity.

8.0 Conclusion:

- 8.1 The Design and Access statement provides an assessment of the proposed rear elevational/dormer changes and provides the justification against adopted planning policy for their approval.