

To: London Borough of Camden Planning Department
Date: February 14, 2026,
Site Address: 57 Leverton Street, London, NW5 2NX
Subject: Submission of Planning Application for Roof and Rear Extensions

To the Assigned Case Officer,

Please find enclosed a full planning application for the erection of a mansard roof extension and a single-storey ground floor rear infill extension at the above address.

This proposal has been designed to respond to the specific context of the Kentish Town Conservation Area. Rather than introducing new architectural forms, the project seeks to align the property with the established character of this specific block.

We would like to draw the Officer's attention to three key aspects of this application:

1. **Established Roofscape Precedent:** Our site-specific survey (**Drawings 112/001 and 113/001**) confirms that the next 10 out of 18 properties in this block feature mansard extensions. Our proposal follows this character and, notably, **retains the traditional 'V-shape' butterfly roof profile at the rear**, preserving the historic silhouette as seen at the approved precedent at No. 85.
2. **Mitigation of Visual Impact:** As a mid-terrace property with **no long-range visibility from road junctions** (such as Asham Street or Countess Road), the extension does not terminate any public vistas. The impact on the wider streetscape is negligible.
3. **Garden and Amenity Gain:** In a deliberate move to improve the rear garden character, the ground-floor infill is limited to a single storey and has been **pulled back by 1.4m** from the existing building line. This choice increases permeable garden space and ensures the extension respects the neighbours' light and the original "closet wing" outrigger.

The materials—natural slate, London stock brick, and timber sash windows—have been selected to match the host building exactly, ensuring the project "preserves and enhances" the Conservation Area in accordance with **Camden Local Plan Policies D1 and D2**.

We believe this is a high-quality, contextual proposal and we look forward to your positive consideration.

Yours faithfully,

Thomas Schneider

