

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 25/12/2024			
		N/A		<b>Consultation Expiry Date:</b> 30/11/2024			
<b>Officer</b>			<b>Application Number(s)</b>				
Brendan Versluys			2024/4759/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
Flat B 18A Cricklewood Broadway London NW2 3HD			See decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of roof extension to existing rear projection, installation of cycle store to rear courtyard.							
<b>Recommendation(s):</b>		Full Planning Permission					
<b>Application Type:</b>		Refuse Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		<b>No. notified</b>	0	<b>No. of responses</b>	0	<b>No. of objections</b>	0
<b>Summary of consultation responses:</b>		Site notices were displayed 6/11/2024 which expired 30/11/2024  No responses were received.					
<b>Site Description</b>							
<p>The application site relates to a studio flat, as part of a rear projection attached to a group of terraces (nos. 2 – 30) fronting Cricklewood Broadway.</p> <p>The group of terraces is Locally Listed (ref. no. 546).</p> <p>The local list description of 2 – 30 Cricklewood Broadway is as follows:</p> <p><i>Terrace of 15 units with original projected single storey shopfronts, dating to the early 20th century. Red brick, with applied terracotta ornament to pilasters, dentil cornice above 2nd storey windows and castellated parapet above, with paired castellations at party wall line and single in between, all linked by decorative railings. Shopfronts largely of no significance, but pilasters and console brackets survive between the shop units with decorative masks at fascia level. Along with similar terraces to the north</i></p>							

*(and opposite, outside Camden's borough boundary) this creates a striking piece of townscape with strong repetition and emphasised horizontality. Shopfront to no. 30 on the corner with Rondu Road however is of significance, formerly a bank it has a corner entrance, wide arched windows with multi paned top lights, a small cornice below a parapet wall and is decorated with plaster wreaths.*

The site is not located in a conservation area.

## Relevant History

None relevant

## Relevant Policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

### Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

## Assessment

### 3. Proposal

- 3.1. Planning permission is sought for the erection of a roof extension to the existing rear projection.
- 3.2. The existing lean-to roof would be removed and an additional (second) floor constructed with a flat roof.
- 3.3. The roof extension would provide additional habitable accommodation for the existing first floor studio, and change the existing accommodation to a one bedroom maisonette flat.
- 3.4. A new cycle store would also be installed in the rear courtyard.

### 4. Planning Considerations

- 4.1. The material considerations in the determination of this application are as follows:
  - Design and Heritage
  - Amenity

### Assessment of proposals

### 5. Design and Heritage

- 5.1. Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest

architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including locally listed buildings. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

- 5.2. Guidance contained within CPG 'Design' states that design should respond positively to context and character and integrate well with the existing character of a place, building and its surroundings.
- 5.3. While the projections to the rear of the site are not mentioned in the local list entry, the pattern of development to the rear of the site is relatively uniform, especially in the middle part of the terrace, and is publicly visible from Rondu Road and Manstone Road.
- 5.4. While some alterations have been undertaken to the rear outriggers, the run of outriggers in the middle of the terraces are largely intact, with the form of development generally only altered through single level rear extensions to some of the outriggers at ground floor. The projections are of a characteristic C19th arrangement of shared pitched roof on "back to back" two storey rear scullery wings.
- 5.5. While the roof extension itself is sympathetically designed to be a subservient addition and retains the projection's existing character contributing chimney stack, the proposed roof extension would cause a loss of uniformity to the surviving unaltered run, would cause the loss of distinctive character to the host building in a manner which would be publicly visible and would cause the loss of part of an historic roofscape.
- 5.6. The cycle store is a diminutive structure and would not materially effect the character and appearance of the host building or group of terraces, as such this element of the scheme is acceptable.
- 5.7. Overall, the principle of a roof extension to the host building would result in unacceptable harm to the wider group of locally listed terraces.

## **6. Residential Amenity**

- 6.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The policy notes that the factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial lighting levels; impacts of the construction phase; and noise and vibration.
- 6.2. The proposed new second floor of the roof extension would be adequately separated from properties and outdoor living space to the rear, so as to not adversely affect light to internal habitable rooms/outdoor living spaces.
- 6.3. The extension would only include a single window on each of the western side and rear elevations, generally consistent with the layout of the existing first floor. As such, overlooking from the extended residential unit would remain commensurate to the existing situation.
- 6.4. Overall, the proposal is not considered to give rise to any adverse impacts on residential amenity of any other residential property in the vicinity.

## **7. Planning Balance and Conclusion**

7.1. Overall, the proposed roof extension is considered to represent unsympathetic addition to the generally unaltered roofscape that would cause unacceptable harm to the character and setting of the group of locally listed terraces at 2 to 30 Cricklewood Broadway. The Applicant has not demonstrated that there would be any public benefits to the proposal.

7.2. Local Plan Policies D1 and D2, and Chapter 16 (Conserving and enhancing the historic environment) of the NPPF, seeks to preserve and enhance non-designated heritage assets.

7.3. Offsite amenity effects are considered acceptable.

7.4. Overall, therefore, on balance, the proposed development does not accord with Chapter 16 of the NPPF which seeks to preserve and enhance heritage assets. The proposal is also contrary to Policies D1 and D2 of the Local Plan. As such, the proposal is considered to be unacceptable in terms of design, appearance, and location and would result in unacceptable harm to the character and appearance of the host building and uniformity of the wider group of locally listed terraces at 2 to 30 Cricklewood Broadway.

### **3. Recommendation**

- **Refuse Planning Permission**