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8 March 2018

## **Appeal Statement**

Dear Planning Inspectorate,

**72 Cricklewood Broadway, London, NW2 3EP**

**Planning appeal against the refusal of planning permission for the erection of a mansard roof extension and associated alterations to create a 2 bedroom flat**

### **Introduction**

This appeal is submitted in regards to the refusal of planning permission for the erection of a mansard roof extension and associated alterations to create a 2 bedroom flat at 72 Cricklewood Broadway, London, NW2 3EP. The planning application was refused by the London Borough of Camden on 5 February 2018 under planning application reference: 2017/6926. The planning application was refused for three reasons which are as follows:

- 1) *The proposed roof extension, by reason of its design, bulk, visibility and location on an unimpaired roofline, would be detrimental to the character and appearance of the Locally Listed host building and the wider building group, contrary to policies D1 and D2 of the Camden Local Plan 2017.*
- 2) *The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy T2 of the Camden Local Plan 2017.*
- 3) *In the absence of a legal agreement to secure a Construction Management Plan (and associated support contribution), the proposal would fail to ensure that the development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway network in the local area, contrary to policies A1 and T4 of the Camden Local Plan 2017*

It must be noted that an informative attached on the decision notice states that were the development found to be otherwise acceptable, reasons for refusal (2) and (3) could have been addressed via the securing of a section 106 legal agreement. As such, this appeal statement will focus solely on the first reason for refusal.

### **Statement of Case**

The application site comprises a three storey mid-terrace property on the eastern side of Cricklewood Broadway. The property consists of a retail unit at ground floor level with a five bedroom maisonette on the upper floors. The application property is not situated within a Conservation Area however, it is Locally Listed and forms part of a row of 10 terraced properties between Ebbsfleet Road and Skardu Road. The application site is situated within the London Borough of Camden however, the opposite western side of Cricklewood Broadway is within the administrative boundary of the London Borough of Brent.



The development subject of this appeal is the erection of a mansard roof extension to create a fourth storey to accommodate a 2 bedroom self-contained flat. The extension would take the form of a flat roof mansard extension which would be situated behind the existing front parapet wall and railings and result in an additional height of 2.5 metres. To the rear, the extension would be a continuation of the rear elevation that would increase the height of the roof by 0.8 metres above the existing ridge and 2.8 metres above the existing eaves. The existing front parapet wall, railings and side chimneys would be retained.

The proposed development was refused planning permission as it was considered contrary to policies D1 and D2 of the Camden Local Plan 2017. Policy D1, titled Design, requires all developments to be of the highest standard of design and will expect development to consider (summarised):

- *Character, setting, context and the form and scale of neighbouring buildings and constraints of its site;*
- *The prevailing pattern, density and scale of surrounding development;*
- *The impact on existing rhythms, symmetries and uniformities in the townscape*

Policy D2, titled Heritage, states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Paragraph 5.7 of Camden Planning Guidance 1 provides more detailed advice on roof alterations, stating that:

*"Additional storeys and roof alterations are likely to be acceptable where:*

- a) There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*
- b) Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- c) There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm."*

The Local Planning Authority have stated that mansard roof extensions are not an established roof form on Cricklewood Broadway. However, the opposite western site of Cricklewood Broadway accommodates a number of similar mansard roof extensions and furthermore, a number of similar mansard roof extensions have been approved by the London Borough of Brent. Recent examples are listed below:

#### **Example 1**

**Site:** 63A Cricklewood Broadway, London, NW2 3JR

**Approved development:** Replacement of the existing roof over the main 4-storey building facing Cricklewood Broadway, erection of a vertical circulation shaft to the rear of the main building, infill extension at first-floor level at the boundary with no. 65 Cricklewood Broadway, raising the height of the 2-storey building to the rear facing Keyes Road, and conversion of the extended premises into 6 self-contained flats.

**Approved under London Borough of Brent ref:** 06/3519.

#### **Example 2**

**Site:** All flats at 93 & 95 Cricklewood Broadway, London, NW2 3JG

**Approved development:** Construction of a new floor to existing three storey mixed used building to provide two additional self-contained flats (2x 1bed) and associated alterations including new bin store, soft landscaping and bicycle store in the rear service area.

**Approved under London Borough of Brent ref:** 15/4696



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### **Example 3**

**Site:** 99 First Floor Flat & 99D, Cricklewood Broadway, London, NW2 3JG

Approved development: Erection of mansard roof to provide fourth floor, rear staircase and internal alterations to create 4 self contained flats.

**Approved under London Borough of Brent ref:** 07/3842.

### **Example 4**

**Site:** All flats at 93 & 95 Cricklewood Broadway, London, NW2 3JG

Variation of condition 2 (approved plans) to allow the following: construction of the mansard roof to be at the same levels as that of No 99 Cricklewood Broadway of full planning permission reference 15/4696 dated 11/08/2016

**Approved under London Borough of Brent ref:** 16/3723.

The above mansard roof extensions are situated in close proximity, are in eyesight of the appeal site and have been erected on buildings of identical architectural appearance and character. Furthermore, the mansard roof extension proposed in this appeal is similar to that erected at No. 99 Cricklewood Broadway and identical to that approved at Numbers 93 & 95 Cricklewood Broadway. Due to the set back of the mansard extension from the front elevation and combined with the retention of the front parapet wall and railings, would allow the development to be partially obscured when viewed from the front elevation and would also continue to preserve the host buildings' architectural character.

Furthermore, due to the three storeys height of the building, the restricted upwards view of the rooflines to both sides of Cricklewood Broadway, the central position of the appeal building within this terrace which would not result in the flank elevations of the mansard extension being visible when travelling north or south along Cricklewood Broadway, the proposed development would not appear visually prominent from surrounding viewpoints.

In terms of detailed design, the Local Planning Authority have stated that the mansard roof would be set behind the front parapet with a 70-degree angle, which is compliant with Camden Planning Guidance 1. To the rear, the extension would infill the area incorporating the existing rear gable feature. The Local Planning Authority have stated that this would read as a bulky additional storey rather than a recessive roof addition and would disrupt the uniform roofscape across the wider building group. However, the proposed development would incorporate matching brick and would seamlessly integrate with the existing rear elevation. The proposed development would be in character, context and would reflect the form and scale of neighbouring buildings and would replicate the prevailing pattern, density and scale of surrounding development.

The Local Planning Authority have raised no objections in regards to the style of the sash windows proposed but have raised concerns in regards to use of UPVC materials. The appellant is willing to utilise timber framed windows and this can be addressed via a condition attached to the permission, if granted.

No objections were raised in regards to any impact on the amenity of any neighbouring properties and the proposed flat would also comply with the requirements as set out in the nationally described space standards. The flat would benefit from a dual-aspect to the east and west with sufficient sized windows serving all habitable rooms for purposes of daylight and ventilation.

The site is situated in close proximity to a vast number of local shops, amenities and services and benefits from excellent public transport links. As aforementioned, the Local Planning Authority have stated that were the development found to be otherwise acceptable, reasons for refusal (2) and (3) could have been addressed via the securing of a section 106 legal agreement. The appellant is agreeable into entering a car free legal agreement.

For the aforementioned reasons, the Planning Inspectorate are respectfully requested to allow the appeal.



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Encs.

- 1) 63A Cricklewood Broadway - Approval notice 06/3519
- 2) 63A Cricklewood Broadway - Approved elevations A
- 3) 63A Cricklewood Broadway - Approved elevations B
- 4) 63A Cricklewood Broadway - Approved floor plans
  
- 1) 99 Cricklewood Broadway - Approval notice 07/3842
- 2) 99 Cricklewood Broadway - Approved elevations
- 3) 99 Cricklewood Broadway - Approved cross section
- 4) 99 Cricklewood Broadway - Approved floor plans
  
- 1) 93 & 95 Cricklewood Broadway - Approval notice 15/4696
  
- 1) 93 & 95 Cricklewood Broadway - Approval notice 16/3723
- 2) 93 & 95 Cricklewood Broadway - Approved side elevation 1
- 3) 93 & 95 Cricklewood Broadway - Approved side elevation 2
- 4) 93 & 95 Cricklewood Broadway - Approved front and rear elevations
- 5) 93 & 95 Cricklewood Broadway - Approved site and block plan





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*The mansard roof extension proposed in this appeal would be similar to that erected at No. 99 Cricklewood Broadway as illustrated in the above photo. Due to the set back of the mansard extension from the front elevation and the retention of the front parapet wall and railings, results in the extension being partially obscured when viewed from the front elevation.*





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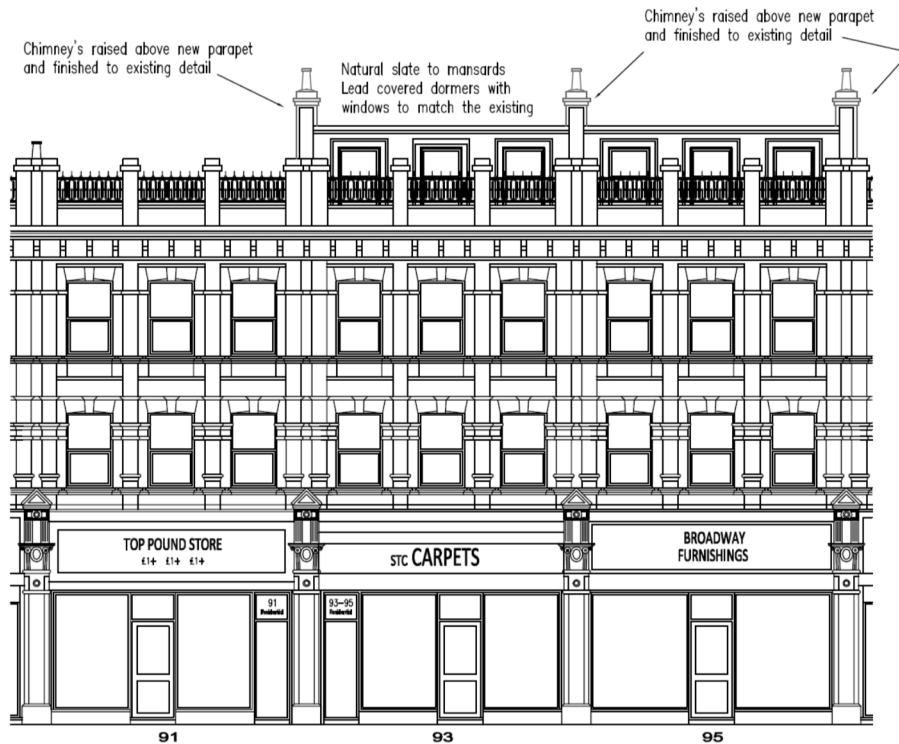


*Planning permission has been granted at Numbers 93 & 95 Cricklewood Broadway by the London Borough of Brent under reference: 16/3723 for the variation of condition 2 (approved plans) to allow the construction of the mansard roof extensions to be at the same levels as that of No. 99 Cricklewood Broadway. The development subject of this appeal would be identical to that approved at this site.*



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FRONT ELEVATION



REAR ELEVATION

*Planning permission has been granted at Numbers 93 & 95 Cricklewood Broadway by the London Borough of Brent under reference: 16/3723 for the variation of condition 2 (approved plans) to allow the construction of the mansard roof extensions to be at the same levels as that of No. 99 Cricklewood Broadway. The development subject of this appeal would be identical to that approved at this site.*





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*The mansard roof extension at 63A Cricklewood Broadway, London, NW2 3JR spans the full width and depth of the building. This was approved and implemented under London Borough of Brent reference: 06/3519.*





**Existing mansard extension at  
99 Cricklewood Broadway,  
London, NW2 3JR**

**Approved mansard extensions at  
93 & 95 Cricklewood Broadway,  
London, NW2 3JR**



**Existing mansard extension at  
63A Cricklewood Broadway,  
London, NW2 3JR**

**Appeal Site**

*The above mansard roof extensions are situated in close proximity, are in eyesight of the appeal site and have been erected on buildings of identical architectural appearance and character.*



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*Due to the three storeys height of the building, the restricted upwards views of the rooflines to both sides of Cricklewood Broadway, the central position of the appeal building within this terrace which would not result in the flank elevations of the mansard extension being visible when travelling north or south along Cricklewood Broadway, the proposed development would not appear visually prominent from surrounding viewpoints.*