

# Planning Appeal: Full Statement of Case

**Reference** NW5 4DY

**Applicant** Mr Talat

**Date** 14/06/2019

**Agent** Zanoply Ltd

**Address**

Building 3, Chiswick Park  
566 Chiswick High Road  
W4 5YA

The logo for Zanoply, featuring the word "Zanoply" in red sans-serif font.

**Contact**

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## Introduction

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- The submission of this Full Statement of Case is regarding the refusal of the Full Planning Application 2019/0386/P which was decided on 10th April 2019.
- The full planning application is for the Construction of a mansard roof extension to provide additional living space for 2nd floor flat.
- The appeal has been prepared to address the policy queries proposed by the case officer and secure planning permission for the proposed development.

## Proposed Development

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- Construction of a mansard roof extension to provide additional living space for 2nd floor flat.

## Site and Context

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- - The site does not fall within a flood-risk zone.
- - The site is not a listed building nor does it fall within a Conservation Area.
- - The property is located within the Queen's Crescent Neighbourhood Centre.
- - The property is located within a commercial area with residential flats in the upper levels.
- - The existing properties on Queen's Crescent are predominantly two and three-storey terraced stock.
- - The boundary treatment to the front is open to the pavement.
- - The ground floor is an A3 Use Class and the upper levels are a C3 Use Class.
- - The proposed will remain the same.

## Planning History

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- The site history of 98 Queen's Crescent, London, NW5 4DY is as followed:
  - 2019/0386/P - Construction of a mansard roof extension to provide additional living space for 2nd floor flat - Decision: Refused.
  - 2014/5964/P - Erection of mansard roof extension to provide additional accommodation for 2nd floor flat - Decision: Refused.
  - 2010/6521/P - Erection of 3rd floor roof extension with front roof terrace to provide additional accommodation for the second floor flat (Class C3) - Decision: Refused/.
  - 2010/1870/P - Alteration to shopfront and creation of access and installation of window at rear - Decision: Granted.
  - 2010/1870/P - Alteration to shopfront and creation of access and installation of window at rear - Decision: Granted.
  - 2009/5301/P - Installation of a new entrance door to the front elevation at ground floor level of existing shop (Class A3); change of use and works of conversion at first and second floor levels from a maisonette (Class C3) into two self contained flats (2 x 1 bed units) - Decision: Granted Subject to a Section 106 Legal Agreement.
  - PE9900111 - The erection of a new shop front, as shown on drawing numbers> 98QC/PP/01 and /02 - Decision: Grant Full Planning Permission.

## Refusal of Application

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- The full planning application for 2019/0386/P was refused on the 10th April 2019 for the following grounds:
  - *The proposed roof extension by reason of its location on a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the building, the terrace as a whole and the general streetscene, contrary to policy D1 of 2 the London Borough of Camden Local Plan.*

## Layout

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- The existing and proposed layout will be as followed:
  - The existing self-contained unit is accessed from the primary landing of the staircase.
  - The proposed seeks to relocate the main access point to the secondary landing to incorporate an additional window into the unit.
  - The existing layout of the second floor will be retained and an additional staircase will be economically placed above the existing staircase to utilize the space.
  - The proposed third floor will be used to create a large double bedroom with an en-suite and a study.
  - The proposed bedroom and study is access via a communal hallway and landing.
  - The staircase and general access has been prepared in accordance with Document K of the Approved Building Regulation Documents (2013) for Protection from falling, collision and impact.
  - There is a minimum of 1.9m headroom height at pinch points.
  - The staircases do not exceed a 42 degree incline.

## List of Documents Sent to LPA

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- The following documents were submitted to the LPA on the 22nd January 2019::
  - Duly completed application form
  - Existing site/ block plan scaled to 1:500
  - Existing location plan scaled to 1:1250
  - Existing Plans: ground floor site plan
  - Existing Plans: ground floor plan
  - Existing Plans: first floor plan
  - Existing Plans: second floor plan
  - Existing Plans: roof site plan
  - Existing Plans: roof plan
  - Existing Plans: front elevation
  - Existing Plans: front street elevation
  - Existing Plans: rear elevation
  - Existing Plans: west elevation
  - Existing Plans: east elevation
  - Existing Plans: section A
  - Existing Plans: section B
  - Existing Plans: section C
  - Existing Plans: section D
  - Existing Plans: street scene section
  - Proposed Plans: ground floor site plan
  - Proposed Plans: ground floor plan
  - Proposed Plans: first floor plan
  - Proposed Plans: second floor plan
  - Proposed Plans: roof site plan
  - Proposed Plans: roof plan
  - Proposed Plans: front elevation
  - Proposed Plans: front street elevation
  - Proposed Plans: rear elevation
  - Proposed Plans: west elevation



- Proposed Plans: east elevation
- Proposed Plans: section A
- Proposed Plans: section B
- Proposed Plans: section C
- Proposed Plans: section D
- Proposed Plans: street scene section
- Design and access statement report
- Community infrastructure levy

## Planning Policy Context

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- Camden Local Plan 2017:
  - D1 – Design
  - A1 – Managing the impact of development
- Camden Planning Guidance (CPG) Design (adopted March 2019) – chapters 1, 2
- Camden Planning Guidance Altering and extending your home (adopted March 2019) – chapters 1, 2 and 4
- Camden Planning Guidance Amenity (adopted March 2018)
- London Plan 2016
- National Planning Policy Framework 2019

## Ground(s) of Appeal

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- This Full Statement of Case is prepared to rectify the full planning application of 2019/0386/P which was refused on 10th April 2019.

## Appendix

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