

OCC, Building
A, 105 Eade
Road, London
N4 1TJ

Email: info@eadeplanning.com
Office: 020 8150 1820
Mobile: 07815 794 958

Planning, Design and Access Statement

For the Proposed

“Erection of a ground floor rear extension, mansard roof extension and basement excavation including the insertion of a rear lightwell to existing residential units”

At

154 Royal College Street

London

NW1 0TA

Eade Planning Ltd

April 2024

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Introduction

1. The land is at 154 Royal College Street, London NW1 0TA.
2. The property is end-of-terrace.
3. The site is located within the Camden Broadway Conservation Area; however, it is not locally nor nationally listed.

Relevant Planning History

1. Under planning REF: 2018/5641/P, planning permission was granted at the adjacent neighbouring property of No.156 for the erection of a ground floor rear extension to the existing retail unit (Class E) and a mansard roof extension to the upper floor residential unit (Class C3).
2. The merits of the ground floor rear extension and mansard roof extension are clearly acceptable in principle within the conservation area.
3. The application differs in this instance whereby the existing ground floor unit is in lawful residential use therefore there is no loss in Class E usage at this level.
4. Each aspect of the development is assessed below

Basement Excavation and insertion of lightwell

5. This part of the development adds additional depth to the existing basement height to improve current living conditions as well as introducing a second bedroom to the unit which complies with the National Space Standards and exceeds the minimum requirements set by the GLA.
6. The reconfiguration of the internal layout for Flat 01 reduces the need for a defensible area which is currently non-existent.
7. The insertion of a lightwell to the rear and the private amenity area to bedroom 2 welcomes light and ventilation into the habitable room without causing harm to the original architecture.
8. The design of the lightwell and the internal arrangement is influenced by the block opposite which could harm the occupant's privacy.
9. The existing living/kitchen arrangement is inadequate, moreover, having to access the rear amenity area via the stair case is unideal.
10. A landscaping scheme can be provided on request.

Ground Floor Rear Extension

11. The ground floor rear extension extends approximately 3.6m from the original rear wall.
12. Given the height of the boundary wall and the apartment block there is unlikely to be any impact caused by the moderately sized extension.
13. As mentioned above, this aspect of the development was considered to be acceptable in principle per the approved permission at No.156.
14. The extension also introduces a balcony area. Given there are balcony areas present to the block and the proposed sits suitably within the constraints of the plot this is unlikely to cause any issues.

Mansard Roof Extension

15. The mansard roof extension is of traditional design and is reasonably setback from the front parapet.
16. The dormer does not materially harm the neighbouring occupiers and in fact preserves the character and appearance of Camden Broadway Conservation Area.
17. The extension at roof level provides an opportunity for much needed refurbishment of the site and drastically improved living conditions for the occupants.
18. The upper flat would benefit from additional floorspace and would comply with National Space Standards.
19. The opportunity to refurbish the site would allow the upper flat to be self-contained.

Plans

20. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

21. The proposal will provide additional family dwellings which will comply with national and local policies. The development will not have any detrimental effect on the area. The LPA are therefore, respectfully asked to grant planning permission for the proposal.