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## **Planning, Design and Access Statement**

### **Revised**

**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.

#### **Loss of employment Space**

20. The following planning permission is a material consideration for this application. Planning permission Ref:2022/2112/P is for the – Change of use of ground floor and basement from Class E to 2 bedroom 4 person residential unit (Class C3) at 156 Royal College Street, London, NW1 OTA.
21. Under the heading 'Loss of employment space' the delegated report states,

*5.3. The property is situated on the southern edge of Royal College Street and lies within Camden Road Neighbourhood Centre, this centre is small and is a short walk from the Camden Town Centre. Due to the development of the area over time Nos. 154 and 156 Royal College Street have become isolated from the north of the centre by the conversion of the former tool*

*hire shop at 158-164 Royal College Street which was implemented 5 years ago and is a block of residential flats. Given the site's peripheral location, it is not considered to be essential to the character of the area, and nor is it likely to encourage more visitors as the main convenience outlets are mainly to the north of the site.*

*5.4. The subject unit has been vacant for over 8 years and was last used as a hair, nail and beauty business in 2014 - 2018 named Oliver J (as per current signage). From google street view, the current signage went in between 2012 and 2014, but the shutters are down in each shot from 2014, 2015 and 2016, it is partly boarded up in 2017 and 2018, and wholly boarded from 2019 onwards.*

*5.5. The hair and beauty business had an agreement for 15 years but vacated the site in 2014 after 5 years into their tenancy due to not being able to secure sufficient clientele. Therefore, the ground floor of the property has remained vacant for 8 years, but the above floors were occupied in residential use on and off as a HMO. The property has been on the market as a multi-agent with three agents: Victor Stone, C.H Peppiatt, Knights Residential for both sale and renting.*

*5.7. All three estate agents received interest from a number of applicants at the initial marketing stage, however only a few applicants made viewings but none were interested in buying or renting the ground floor unit or the whole property. Furthermore, once the change in use class order came into effect in 2020 it was considered by the agents that more flexible uses would show greater interest, but this has not happened and the site is still vacant. It is apparent that this site is in a less vibrant part of the neighbourhood centre and if another business tried to open within the unit, it would most likely be a non-convenience use with only limited relevance to the role of the centre and become unoccupied again. Furthermore, this area has vastly reduced demand for retail units in recent years, the level of footfall is minimal, and the frontage has declined severely over the years.*

22. There can be no doubt that the above consideration equally applies to and reflects the position of the subject site. It would therefore be unreasonable to require my client to try to market the property for a few years only for it to be vacant throughout the full period.

23. Furthermore, given the approval at No.156, it would become even less likely for the isolated No.154 to be used for retail purposes.

**Plans**

24. 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**

25. 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.