

Planning, Design and Access Statement

Revised

For the Proposed

**“Erection of a mansard roof extension to enlarge existing
residential unit”**

At

**154 Royal College Street
London
NW1 0TA**

Eade Planning Ltd

October 2024

Contents

Introduction	2
Relevant Planning History	2
Conclusion	2

Introduction

1. The land is at 154 Royal College Street, London NW1 0TA. The property is currently end-of-terrace.
2. 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. Under planning REF: 2024/1541/P, planning permission was refused Change of use of ground floor (and basement) commercial unit to residential, erection of a ground floor rear extension, mansard roof extension and basement excavation including the insertion of a rear lightwell, all to enable use as two flats. The reasons for refusal focus only on the proposed lower flat and not to the mansard roof extension and extension of the upper flat.
3. This application seek planning permission only for the mansard roof extension. The other elements of the proposal have been removed.

Mansard Roof Extension

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

Plans

6. 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

7. The proposal will provide additional space to the existing flat 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.