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Planning, Design and Access Statement

Revised

For the Proposed

“Excavation and extension at basement level to enlarge existing flat including the alteration of the rear lightwell, erection of a ground floor rear extension to extend existing retail use including the enlargement of the front lightwell grill”

At

154 Royal College Street

London

NW1 0TA

Eade Planning Ltd

October 2024

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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. On 9 August, under planning Ref: 2018 2018/0674/P, a Certificate of Lawfulness for the Existing Use of basement level as 1 studio flat (Class C3) was granted.
3. On 18 January 2022, under planning Ref:2021/5672/P, prior approval was refused for the Change of use from Commercial, Business and Service (Class E) to Dwellinghouses (Class C3), by combining the ground floor shop with the basement studio flat to create a one bedroom maisonette. The reasons for refusal relate to conditions under class MA
4. Notably, the existing plans of Ref: 2021/5672/P show the residential unit at basement level (as per the LDC plan Ref: 2018 2018/0674/P) and a shop at ground floor level, and the proposed plans show that the proposal would amalgamate the ground and basement floors to create one larger flat.
5. Under planning REF: 2024/1541/P, the officer dealing with the application was not aware of the LDC for the basement flat and he therefore, unreasonably requested that the basement should be noted as in retail use. The agent dealing with the matter, not being clear, and so that the application can proceed, the agent reluctantly agreed. For the purposes of this application, the plans again show the lawful basement use.
6. In the end, 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 change of use of the ground floor retail area and on the front lightwell.
7. This application has been revised to seek planning permission only for the rear extensions. The other elements of the proposal have been removed.
8. There can be no doubt that the proposal will enhance the living conditions of the lawful basement flat. The lawful basement flat forms the fallback position for this application.

Plans

9. 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

10. 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.