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Appeal site: 154 Royal College Street, LONDON, NW1 0TA
Appeal by: Ashblue Investments Ltd

Proposal: 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

National Planning Policy Framework 2024 Addendum

1. Background

- 1.1. The revised National Planning Policy Framework came into force on 12 December 2024. The NPPF at the time of the application and appeal was the NPPF 2023.
- 1.2. The over-arching emphasis on sustainable development remains in the NPPF 2024.
- 1.3. An interesting amendment in the NPPF is at para 137 where it is stated: *'Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy'*.
- 1.4. The Council's reasons why the proposal fails to comply with the local and national policies particularly with relation to the loss of commercial floorspace, harm to the character and appearance of the Conservation Area, potential structural, ground and sub-terranean water flows (hydrology) and policies for transport infrastructure/sustainable transport are clearly set out in the Officer report and Appeal Statement.

1.5. With respect to the above considerations, the NPPF 2024 reiterates ‘the need to support economic growth ‘. The NPPF 2024 reiterates the need to assess the significance of heritage assets and to guard against harm to the significance of heritage assets. The NPPF 2024 reiterates that inappropriate development in areas at risk of flooding should be avoided (insufficient evidence has been supported to demonstrate that ground and water conditions would not be harmed by the basement). Finally, the NPPF 2024 reiterates that sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location. The need for a S106 agreement to prevent future occupiers from obtaining car parking permits is in line with the advice on sustainable transport in the NPPF 2024.

1.6. It is not considered that there are any other key amendments in the NPPF 2024 which affect the Council’s case.