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PLANNING STATEMENT to SUPPORT PLANNING APPLICATION

October 2015

Re: Proposed insertion of roof windows and conversion of attic to form bedrooms to second floor flats at 148-150 Abbey Road London NW6 4SR

148-150 Abbey Road were originally a pair of substantial Edwardian semi-detached house with accommodation over four floors. We believe they were converted into flats in the 1950's and are currently divided into eight studios per 'house', two per floor. The basement flats and one ground floor flat per 'house' are entered from outside the building and one ground floor, first and second floor flats from the main entrance, hallway and communal stairs of each 'house'.



Street view of Nos 148 and 150 with No. 146 on the right hand side

Proposal: To insert conservation style roof windows (with low upstands) and convert the attic space to provide a bedroom for two of the second floor studio flats. Flat Nos. 8/150 and 15/148 will be provided with an enclosed staircase from the living room to their new bedrooms.

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Precedent: The adjacent matching house, No. 146 has also been converted to flats and the top Floor Flat extended into the roof space.

The application for the installation of roof windows and conversion of attic was approved and has been implemented.

Planning approval reference: 2010/4662/P.

Building Work: All work is to comply with current Building Regulations and Approved Documents including Part A Structure, Part B Fire Safety, Part E Sound Separation and Part L1b Conservation of Fuel and Power.

Ownership: The applicant owns the freehold to Nos 148 and 150 Abbey Road and the leasehold of Flat 8, 150 Abbey Road and Flat 15, 148 Abbey Road. The flats are let on an assured shorthold tenancy.

Conclusion: We believe the scheme provides improved accommodation for the occupiers of the flats with no detrimental effects on amenity of the adjoining properties. We believe the application is in harmony with the Conservation Area and is acceptable in design and appearance terms. We look forward to an approval in due course.