



Planning Permission awarded at Planning Committee for a roof extension, roof terrace and basement to mews building in Kensington following two earlier dismissed appeals

Working with JL Studio Architects, we secured Planning Permission at Committee for a new mansard roof extension, roof terrace and basement extension to a constrained mews house in RBKC. When our client approached us having bought the site with a bad planning history of two failed applications and appeals we devised a careful strategy to address daylight/sunlight and amenity issues.

The mansard roof has been designed so that it is set back and slopes away from the neighbouring properties. This not only reduces the visual impact but minimises the impact on daylight and sunlight to neighbours, as well as reducing the sense of enclosure. The roof terrace has also been carefully considered. Soft planting has been introduced, and the terrace is positioned to reflect the relationship with existing terraces for neighbouring properties.

The Construction Traffic Management Plan was also an important part of the scheme given the constrained nature of the site, but our consultants were able to work alongside officers at RBKC to find a solution that would minimise the potential disruption during the construction process.

Part of the strategy was to engage extensively with neighbours, and our client ensured that neighbours were invited to discuss the proposals at every opportunity. Despite 13 letters of objection being received, 14 letters of support were also submitted as part of the application process, and the application was subsequently approved at Planning Committee after our compelling case was presented.

Given the site history, our client and his family are delighted with the result.

“To put it simply, we could not have done this without you. You have been strategic, well-organised, motivated, emotionally invested in this process and incredibly unflappable; despite all the adversities and obstacles”

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