T: 0207 724 0510
M: 07496 611110
The Stanley Building, 7 Pancras Square, London, N1C 4AG
mp@powerhausconsultancy.co.uk
www.powerhausconsultancy.co.uk

PowerHaus Consultancy

Westminster City Council
Town Planning New Applications
PO Box 732
Redhill, EH1 9FL

Email: planningreception@westminster.gov.uk
Date: 30th March 2026
Your Ref:
Our Ref: 204 and PP-14816491

Dear Sirs,

360 EDGWARE ROAD, LONDON W2 1EB– Extension to Rear of First, Second and Third Floors and Refurbishment to Create Three Apartments

An application for has been submitted via the Planning Portal (reference PP-14816491) on behalf of the applicant Chesterhill Investments Ltd. The application seeks permission for a rear first, second and third floor extension to create three separate apartments on the same floors at 360 Edgware Road, London, W2 1EB (the Site). The proposal will create two 1 bed apartments and one 2 bed apartment. The existing first second and third floors are currently arranged as a 1 bed apartment on first floor and a 3bed apartment on the second and third floors. The ground floor will continue in Class E use.

Description of Development

The formal description of development is:

> *"Construction of rear first, second and third floor extension and internal remodelling to create three apartments comprising two x 1 bed apartments and one x 2 bed apartment."*

Supporting Documents and Plans

Set out in Table 1 below are the list of plans and supporting documentation submitted for the Council's consideration.

Table 1: List of Supporting Documents and Plans

Document Title	Author
Application Form, Notices, Ownership Certificates and Covering Letter	PowerHaus Consultancy
Proposed Floorplans and Elevations Site Location Plan – Ref: 0297 _ 0100 Site and Block Plans - Ref: 0297_0150 Floor Plans - Ref: 0297 _0151 Front and Rear Elevations - Ref: 0297 _0170 Flank Elevations and Sections – Ref: Ref: 0297 _0171 Fire Strategy Plans – Ref: 0297 _0300	Shape+

Survey Floor Plans Elevations and Section Dwg: S25/10637/01	Hook Survey
Design & Access Statement	Shape+
Daylight Sunlight Assessment	Daylight and Lighting Consultancy Ltd

Site Location and Description

The application site is located on the western side of Edgware Road near to the junction with Broadley Street, within the London Borough of Westminster. It is to the north of Marylebone Flyover within easy walking distance of Edgware Road Underground Station (Bakerloo Line) and Circle Line to the south of Marylebone Road. Numerous buses are available on Edgware Road running to north and south London and there are available east and west routes too. Paddington Station is also within 10 minutes' walk of the site providing numerous overground rail services and further underground routes.

Part of the Church Street Regeneration Area (Site A) is located to the rear of the property with the permission currently under construction for 430 residential units. Permission was granted in June 2023. The approved plan shows an area of podium open space covering the Church Street Market traders storage underneath, to the rear of Edgware Road properties with a residential block of 9 storeys facing onto this space. It will be equivalent to a first-floor pocket park.

The property is not listed or locally listed and lies outside a conservation area (CA) but it is in close proximity of Paddington Green CA.

The site is in Flood Zone 1 the lowest risk of flooding.

There are no existing parking spaces on site and all parking within the area is either resident permit parking or pay and display.

The property is located within the following City Plan (2021) designations.

- Central Activities Zone
- District Centre
- Housing Renewal Area
- Archaeological Priority Area Tier 2 (means evidence held by Historic Environment Record that archaeological remains are of interest)

Planning Assessment

The principle of residential use is already established by the existing residential use of the first to third floors as a one bedroom and a three-bedroom apartment. Encouragement to use the floorspace above ground floor commercial uses is encourage in any event by the City Plan, by the NPPF and by permitted development, which enables conversion of such space, albeit not relevant in this instance. The location of the property within the Central Activities Zone and a Housing Renewal Area, emphasises the need for and importance of, improved and additional housing within this part of Westminster.

The extension and refurbishment of the property will enable the investment in a better standard of accommodation that is suited for smaller households, which do not rely on private amenity space. The existing three-bedroom unit is better suited to a larger family and there is no external amenity space available and the ability to provide such space is limited by the site's constraints and potential impacts it might have on neighbouring privacy and amenity. The three apartments created will meet National Technical Housing Standards and provide accommodation for smaller households with no accessibility constraints.

The refurbishment and extension will make good use of the upper floors of this existing property for occupiers and retrofit the property with minimal impact on the environment and resources.

A heritage assessment has not been prepared as the property is not within a conservation area and there are minimal changes to the external fabric of the building, other than a modest rear extension.

The proposed external materials with match existing building fabric, where relevant. There are no heritage harms identified by the application proposals.

It is noted that the property is located within the Tier 2 Archaeological Priority Area – Watling Street (Policy 44). Given that the proposal seeks to build over an existing ground floor area with no proposed dig, no further archaeological information is submitted with the application.

The principle of residential development in a housing renewal area is acceptable. The design and amenity considerations have influenced the scale of the extension and orientation of windows. Other than for the first-floor apartment, no other amenity space is proposed to ensure that there is no impact on adjoining neighbours amenity. It is therefore considered to meet the relevant design policies 42, 43 and 44 of the City Plan.

In accordance with the SPD Planning Obligations and Affordable Housing (March 2026), given that this application is seeking to refurbish and upgrade and create three apartments in place of the two existing apartments, that will better meet sustainability criteria and fire safety requirements and the property is constrained by its existing boundaries and limitations, no affordable housing contribution is proposed. Over the three floors only 36sqms of additional floorspace is proposed. These three modest sized units will provide the type of accommodation required that can be occupied by small households that do not rely on private amenity space.

Daylight and Sunlight

A Daylight and Sunlight Assessment has been undertaken by Daylight and Lighting Consultancy to undertake a detailed technical assessment in relation to the impact of the proposed refurbishment and rear extension on the current daylight and sunlight levels within the neighbouring properties.

The technical assessment has quantified the potential loss of daylight to the neighbouring flats at Nos. 122-126 Broadley Street as well as Nos. 358 and 362 Edgware Road. With regards to the sunlight assessment, none of the existing neighbouring windows are south-orientated and, therefore, they need not be considered as per the BRE guidance.

The results of the technical assessment have shown that c. 94% of the windows and 100% of rooms of the neighbouring rooms tested will fully comply with the Vertical Sky Component and Daylight Distribution/No-Sky Line BRE daylight tests respectively. Furthermore, due to the location of the proposed extension in relation to the existing neighbouring properties, the development will not cause any adverse impact on the existing levels of sunlight. It is therefore concluded that the proposed development is fully acceptable in daylight and sunlight terms, in the context of the site and its urban location, the latest edition of the BRE guidance and relevant planning policy contained in Policy 37 of the City Plan.

For all of the reasons set out above, the proposed modest first to third floor extension and refurbishment of the property to create three apartments, are considered to accord with the adopted City Plan policies 37, 42, 43 and 44 where relevant to the application proposals and accord with sustainable development principles set out in the NPPF (2024). It should therefore be recommended for approval without delay.

Should you have any queries, please contact Mary Power (07496 611110 or mp@powerhausconsultancy.co.uk).

Yours faithfully,

PowerHaus Consultancy

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