



Planning, Design and Access Statement

Flat 3, 190 Drury Lane, London. WC2B 5QD

Construction of a conservatory on existing rear roof terrace.

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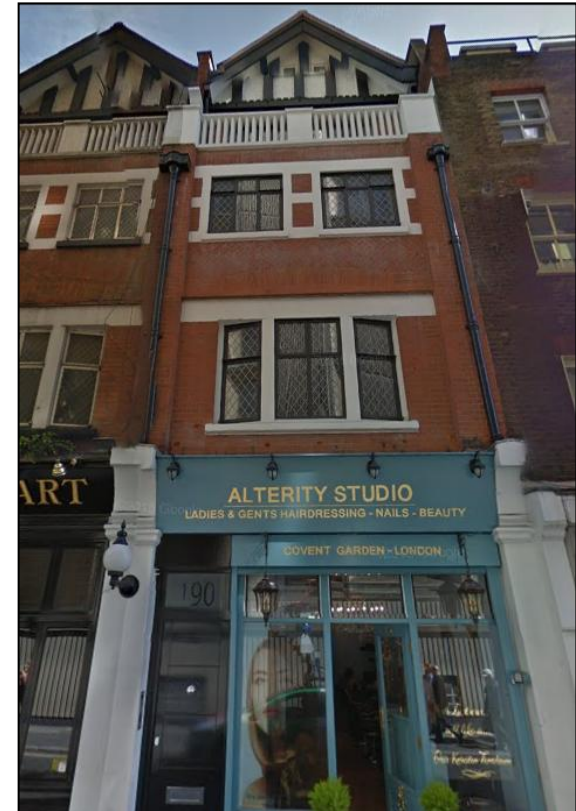
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Introduction

This supporting Planning, Design & Access statement has been prepared by 4D Planning on behalf of Mr Andrew Jennings.

This document accompanies the planning permission application for the construction of a conservatory on existing rear roof terrace.

The purpose of this statement is to demonstrate that the proposal does not conflict with relevant planning policies, is appropriate development in this location and will not have any negative impact on the neighbouring properties or character of the surrounding conservation area.



Existing Site and Context

Site.

The site of the proposed development is Flat 3, 190 Drury Lane, London. Drury Lane is a street running between Aldwych and High Holborn in the Covent Garden district of the London Borough of Camden. The property falls within the Seven Dials Conservation Area. It is not listed.

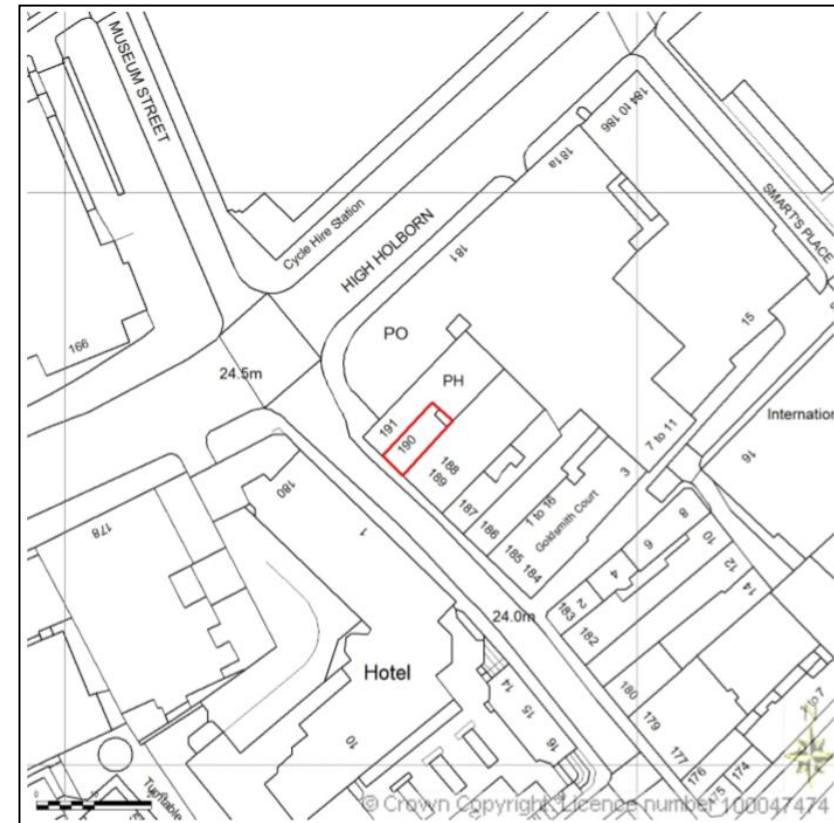
190 Drury Lane is a 5 storey terraced building, with basement at the northern most end of Drury Lane.

It dates from the 19th century and is adjacent to the White Hart Public House (no. 191) both of which form a pair.

The ground floor features a hairdressers - Alterity Studio (A1 shops and retail use class). The first and second floors each contain 1 bedroom flats (flats 1 + 2). The third and fourth (loft) floors contain a 2 bedroom maisonette flat (flat 3) (C3 Residential use class).

Flat 3 features 2 bedrooms, 2 bathrooms (1 en-suite) on the third floor. On the fourth floor are the kitchen and living room areas. Outside on this floor is a roof terrace balcony, accessed from the living room by sliding doors. This terrace faces onto other buildings and rear courtyard area.

Despite not being listed, the elevation of no. 190 facing onto Drury Lane has some notable features of architectural interest, including: brick detailing, white stonework surrounding windows, black and white painted timber gable, front balcony and black lattice windows. These features combine to give the property a mock Tudor style appearance.

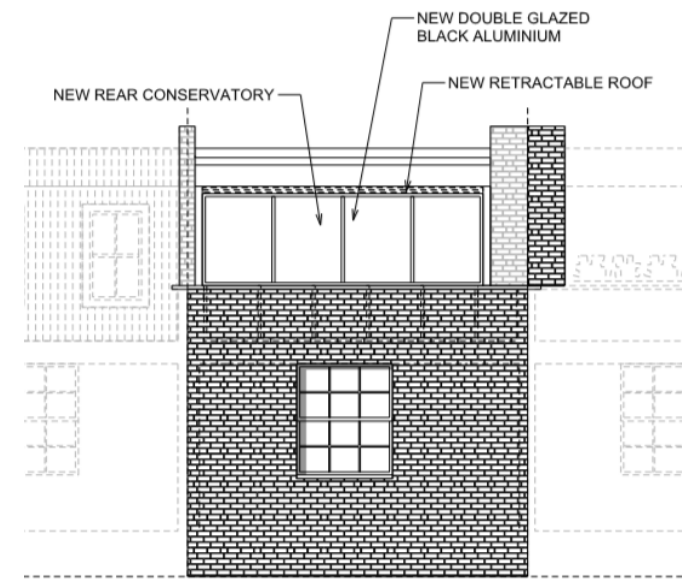


Surrounding Area.

- The area was first extensively developed and urbanised after the establishment of Covent Garden in the 1630's. Drury Lane is one of the oldest roads in Covent Garden. It has retained much of its historic appearance even though the last twenty years has produced a considerable amount of development activity with the adaptation of industrial/warehouse buildings and terraced properties to modern commercial activities.
- The area features buildings of a wide range of architectural styles, for a wide range of uses. This is from retail units to pubs, restaurants, offices and residential. Buildings are terraced and have varying scales and masses, generally ranging from three to seven storeys but predominantly four storeys. There is a 1980s GLC mixed use development at the corner of Stukeley Street and Drury Lane of five storeys with residential, retail and workshops, which replaced an 1880s block.
- The Seven Dials Conservation Area was designated in 1971 due to its historic importance, vibrant economic activity and the range of built heritage. The special character of the area is found in the range and mix of building types and uses and the street layout. The character is not dominated by one particular period or style of building but rather it is their combination that is of special interest. It is split into sub areas one, two and three. Drury Lane falls in sub area three.
- Notable buildings here are the Theatre Royal (grade I listed), no. 186 and 187 (grade II listed) and the New London Theatre. Other buildings said to make a positive contribution to the area are 181, 182 and 183.

Proposal

The proposed development is the construction of a glass conservatory with retractable roof on the existing roof terrace. The purpose is to provide additional indoor space.



Planning Statement

This application is made after consultation and accordance with certain planning documents and policies.

National Planning Policy Framework (2012)

7. Requiring good design.

Paragraph 56 notes that *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

12. Conserving and enhancing the historic environment

Paragraph 126 notes that *“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats”.*

The London Plan (2011) with Alterations in 2013 and 2015

Policy 3.14 - Existing Housing

“The Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the condition and quality of London’s existing homes”. The quality of this home will be maintained and enhanced by the conservatory extension.

Policy 5.3 - Sustainable Design and Construction.

“The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime”.

Policy 7.4 - Local Character.

“Development should have regard to the form, function, and structure of an area, place or street...” and “Buildings, streets and open spaces should provide a high quality design response that ... has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass...” and “allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area” and “is informed by the surrounding historic environment”.

The proposed conservatory is at the rear of the property and will therefore have no effect on the character of the street environment or negatively impact on the surrounding Seven Dials Conservation Area.

Local Policy

Camden's Local Development Framework consists of the Core Strategy (2010- 2025) which is soon to be replaced by the Local Plan (2016 - 2031) the draft version of which is already in place.

Core Strategy (2010 - 2025)

Camden Development Policies (2010 - 2025)

Policy DP24 Securing high quality design.

"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design".

Policy DP25 Conserving Camden's heritage.

"In order to maintain the character of Camden's conservation areas, the Council will:

a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area".

Policy DP26 Managing the impact of development on occupiers and neighbours.

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity."

Draft Camden Local Plan (2015)**Policy A1 Managing the Impact of Development**

"The Council will seek to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity".

Policy D1 Design

"The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area".

Policy D2 Heritage

"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens".

Whilst no. 190 is not listed, it is still considered to be a valuable heritage asset on Drury Lane.

Supplementary Planning Documents:

In addition to planning policies, this supplementary guidance is considered to be important, often being more specific to the proposed development site and should therefore hold equal weight when being taken into account.

Camden Planning Guidance

5. Roofs, terraces and balconies.

"Roof extensions fall into two categories:

- Alterations to the overall roof form; or
- Smaller alterations within the existing roof form, such as balconies and terraces. When proposing roof alterations and extensions, the main considerations should be:
 - The scale and visual prominence;
 - The effect on the established townscape and architectural style;
 - The effect on neighbouring properties".

Seven Dials (Covent Garden) Conservation Area Statement

ROOF EXTENSIONS SD25 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. There are limited opportunities for roof extensions as alterations to the roofscape could adversely affect the character of the Conservation Area. The following principles will apply:

- a. The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.*
- b. Roof extensions should be drained to the rear of the building; no rainwater pipes will normally be allowed on the street elevation.*
- c. All external works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.*
- d. Where the property forms part of a proper terrace which remains largely, but not necessarily, completely unimpaired, an extension is likely to be unacceptable.*

Planning History

Planning history shows the most major alteration works being carried out in 2013 with the conversion of the upper floors into three separate residential flats.

Application Reference: PS9904743

Proposal: Replacement of windows. (Plans submitted).

Decision: Application Withdrawn.

Application Reference: 2014/6704/P

Proposal: Change of use of ground floor and basement from retail (Class A1) to financial/professional (Class A2).

Decision: Granted

Application Reference: 2013/6424/P

Proposal: Submission of details as required by condition 4 (window details) of planning permission dated 25/01/2013 (ref 2012/5687/P), for the erection of a rear roof extension and replacement of upper floor windows to front elevation in association with the change of use of first, second, third and fourth floors from single maisonette to three self-contained flats (1 x 1-bed flat at first floor level, 1 x 1-bed flat at second floor level and 1 x 2-bed maisonette at third and fourth floor level (Class C3).

Decision: Granted

Application Reference: 2012/5687/P

Proposal: Erection of a rear roof extension and replacement of upper floor windows to front elevation in association with the change of use of first, second, third and fourth floors from single maisonette to three self-contained flats (1 x 1-bed flat at first floor level, 1 x 1-bed flat at second floor level and 1 x 2-bed maisonette at third and fourth floor level (Class C3).

Decision: Granted Subject to a Section 106 Legal Agreement.

Application Reference: 8401277

Proposal: Change of use from shop to public house at ground floor and basement with alterations involving a new frontage and private entrance as shown on drg. nos.5842 /1 2 &3A.

Decision: Refuse Full or Outline Permission.

Planning Precedent

The following applications demonstrate that similar alteration and extension works have been permitted at other properties surrounding Flat 3, 190 Drury Road.

Application Reference: 2014/6203/P

Proposal: Erection of a mansard roof extension with dormer windows to front and rear to create 1 x 2 bedroom maisonette at third and fourth floor levels and the creation of front and rear roof terraces at fourth floor level (Revised). 22 Drury Lane.

Decision: Permitted

Application Reference: 2011/1448/P

Proposal: Alterations in association with the change of use from office use (Class B1) to a self-contained residential studio unit (Class C3) at ground floor and basement levels, including alterations to windows and door openings, and erection of glazed conservatory extension. 180 Drury Lane.

Decision: Permitted

Application Reference: 2010/3293/P

Proposal: Erection of a mansard-style roof addition, following removal of existing roof level addition, to existing third and fourth floor three bedroom maisonette (Class C3). 23 Drury Lane

Decision: Permitted

Application Reference: P9600492R1

Proposal: Erection of conservatory at first floor level, as shown on rear elevation, sectional elevation and elevation/plan. 178 Drury Lane.

Decision: Permitted

180 Drury Lane - Front Elevation



180 Drury Lane - Rear Elevation



22 and 23 Drury Lane



Design

The proposal will see the construction of a conservatory to cover the existing roof terrace and make this part of the indoor space. It will not protrude any further than the existing terrace. This will feature:

- A flat retractable roof, to be supplied by the company www.livingdaylight.co.uk
- New double glazed black aluminium structure to match the existing sliding doors.

A conservatory design increases the amount of natural light available to the living room area. The retractable roof design allows for cooling of the flat during hotter months. This is particularly important when the flat is at the top of the building, meeting Policy 5.3 from the London Plan.

Materials

Materials of the highest quality will be used throughout the development and will be designed to match existing materials wherever possible. This meets Policy 5.3, Policy DP24 and Policy D1.

Privacy

The conservatory is being created in a space which is already used by the occupants of the flat. No additional overlooking will be created, meeting Policy DP26. The Delegated Report from a previous application (reference: 2012/5687/P) supports this in quoting that:

"5.1 The roof extension will not extend beyond the confines of the existing party walls and therefore it will have no impact on daylight or sunlight to neighbouring properties. It appears that the flat roof has previously been used as a terrace, and it is not considered that the proposed terrace would lead to a loss of privacy for adjoining occupiers. The only views from the terrace would be lateral, no. 191 is in use as a pub, and views of no. 189, which is in residential use over its upper floors, would be oblique and not considered to contribute to a lack of privacy".

"It is not considered that the proposed roof extension would harm the host building's relationship with its pair, or other neighbouring buildings".

The conservatory allows light to pass through, therefore preventing any loss of light or shadowing to the neighbours.

Access

The access to Flat 3 will remain unaltered. The conservatory is accessed from the kitchen / living room area. On the roof terrace, access to the fire escape will be retained by a window in the conservatory.

Scaling

The conservatory is considered entirely in proportion with the rest of the building. It will join the existing rear elevation at the same height as the existing sliding doors and is in the confines of the existing building footprint.

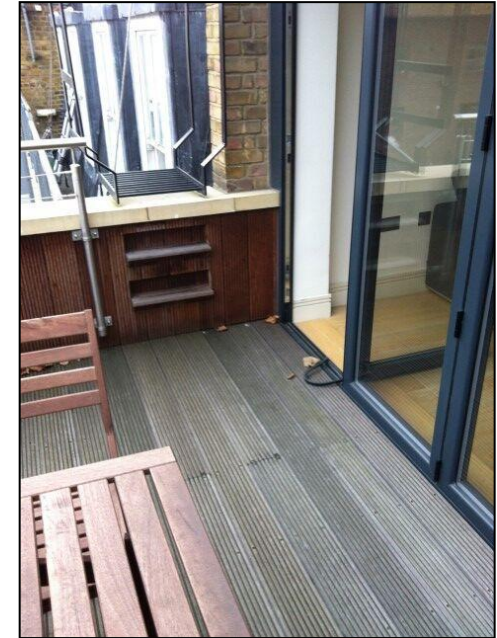
Photos



View of roof terrace from living room.



Roof terrace



Roof terrace (other side)



Living room



Kitchen



Neighbouring roof terrace (no. 191)

Drawings

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN

EXISTING / DEMOLITION LOFT PLAN
LOFT PLAN PROPOSAL

EXISTING ROOF PLAN
ROOF PLAN PROPOSAL

EXISTING REAR / SIDE ELEVATIONS
REAR / SIDE ELEVATIONS PROPOSAL

EXISTING SECOND FLOOR PLAN

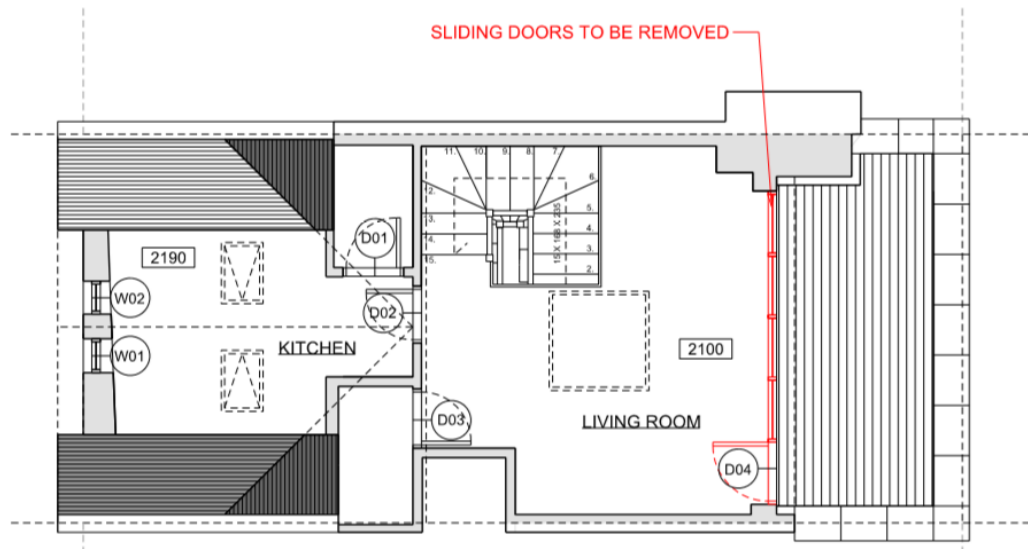
EXISTING THIRD FLOOR PLAN

EXISTING / DEMOLITION LOFT PLAN
LOFT PLAN PROPOSAL

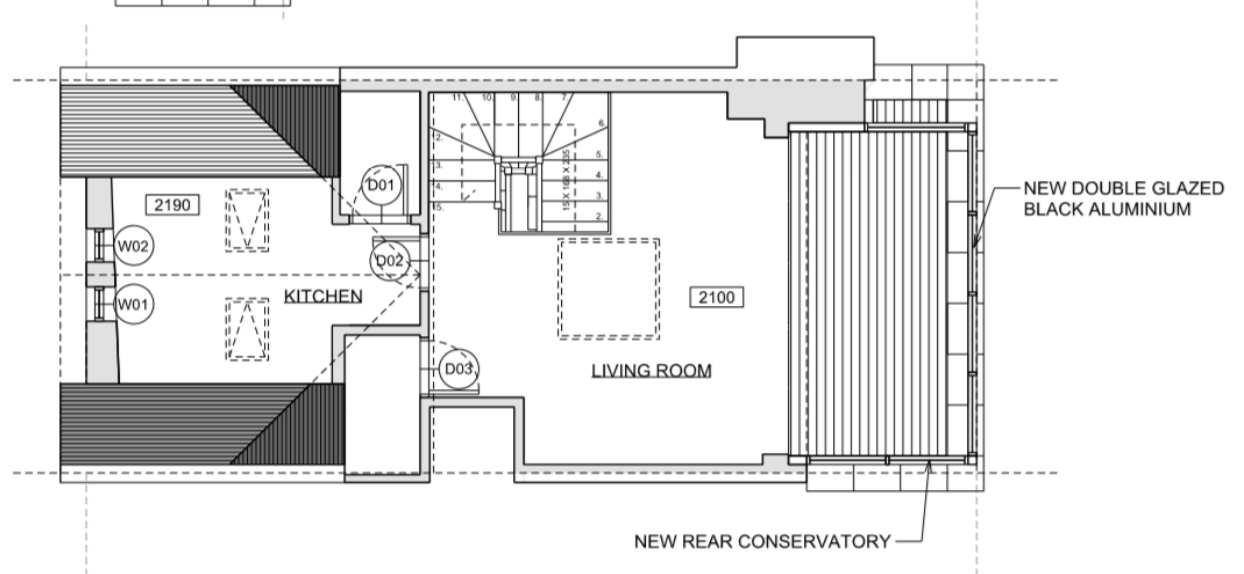
EXISTING ROOF PLAN
ROOF PLAN PROPOSAL

EXISTING REAR / SIDE ELEVATIONS
REAR / SIDE ELEVATIONS PROPOSAL

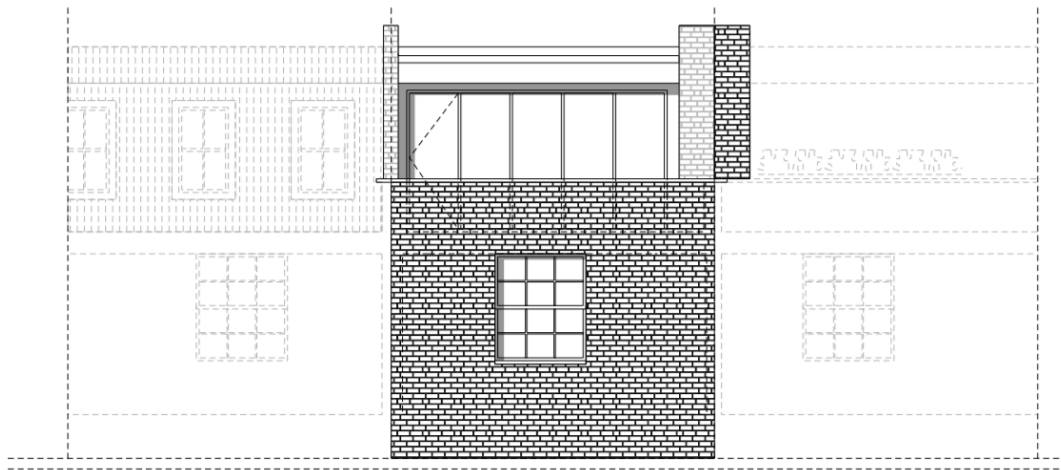
Existing Loft Floor



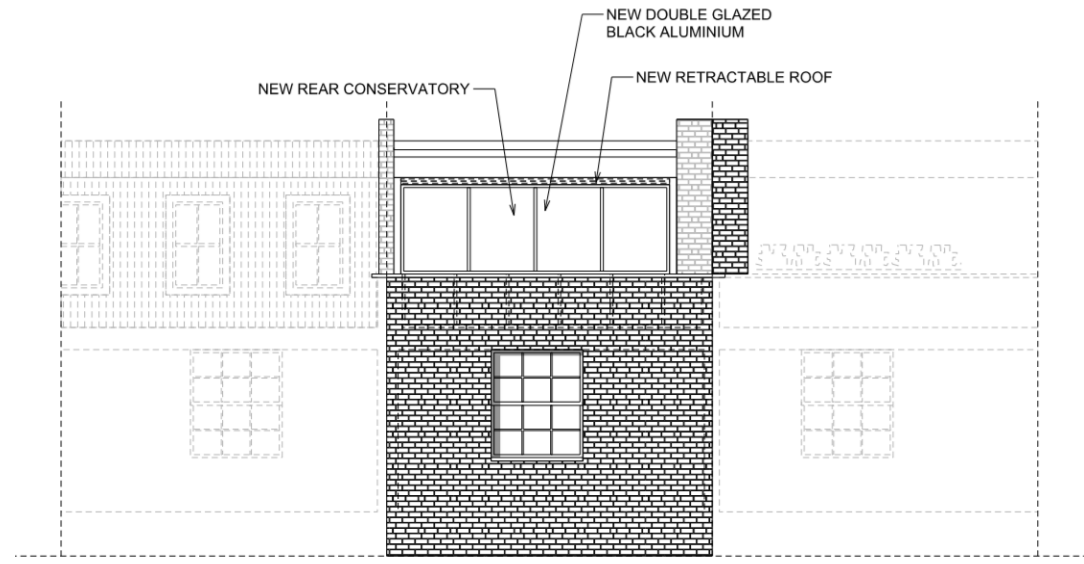
Proposed Loft Floor



Existing Rear Elevation



Proposed Rear Elevation



Conclusions

It has been shown that similar extension works have been permitted elsewhere on Drury Lane. The proposed development enhances the habitable indoor space of the property for the benefit of current and future occupants, while not having a detrimental impact on the neighbours' amenity and the character of the road and local conservation area. The proposal conforms to all relevant planning policy in addition to guidance set out in supplementary planning documents. Alteration works have previously been permitted on the roof of this property.

It is hoped that officers will support this proposal and if for any reason there are any concerns, it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.