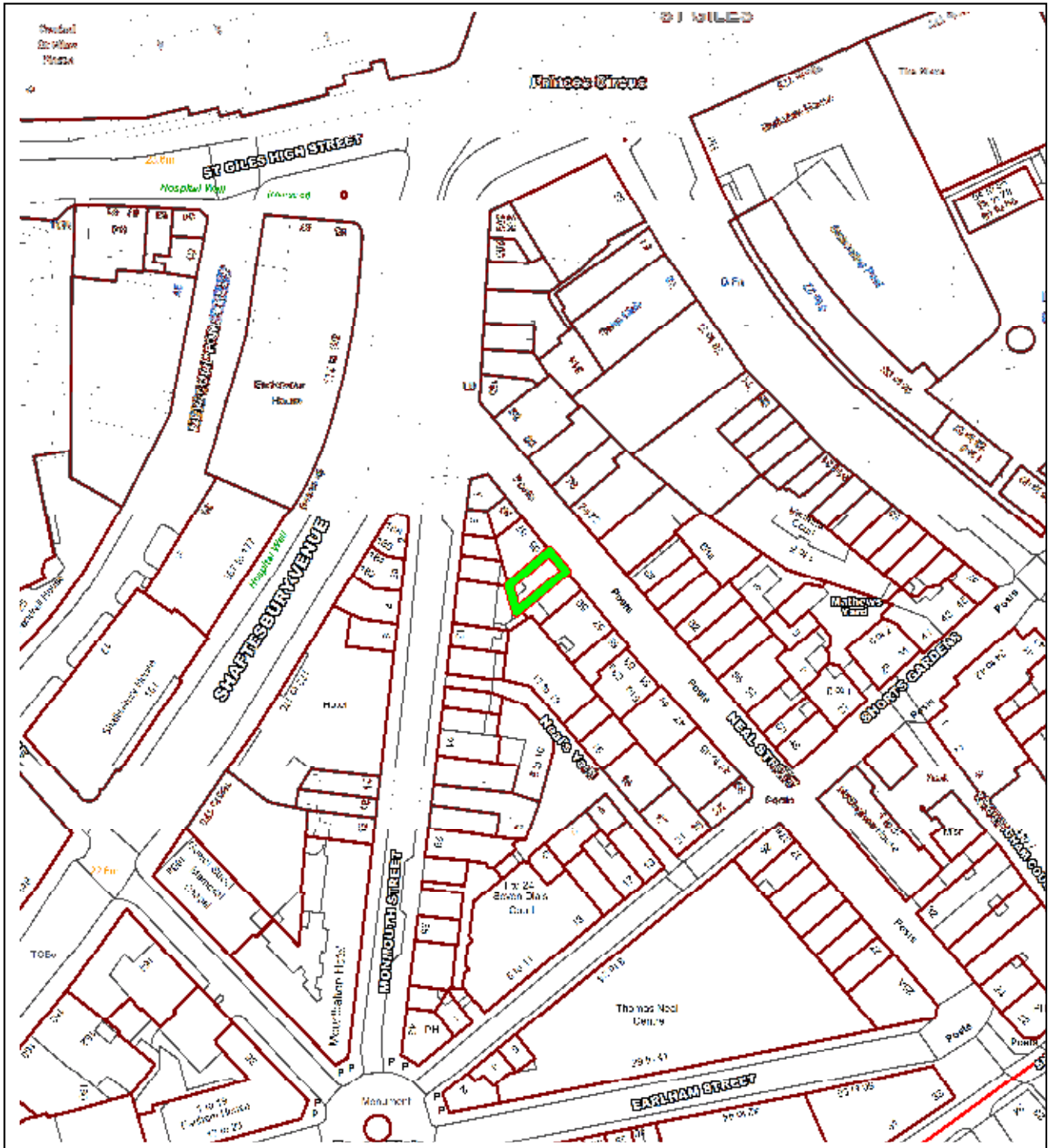


2016/3286/P & 2016/3908/L  
61 Neal Street, WC2H 9PJ



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Photo 1 – Close view upwards from street



Photo 2 – Close view of Gr II Listed Building (no.61 Neal Street) and no.63 Neal Street



Photo 3 – Longer view northwards



Photo 4 – View southwards



Photo 5 – Streetscape of Neal Street

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>09/08/2016</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>11/08/2016</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Kristina Smith			1: 2016/3286/P 2: 2016/3908/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
63 Neal Street London WC2H 9PJ			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1: Erection of additional storey and reprovision of mansard roof with 2 dormer windows to front and 2 new windows to rear elevation 2: Raising of chimney stack in association with erection of additional storey and reprovision of mansard roof at no.63 Neal Street				
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission and Listed Building Consent</b>		
<b>Application Type:</b>		<b>Full Planning Permission and Listed Building Consent</b>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>12</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<u>Site notice displayed 01/07/2016 – 22/07/2016</u> <u>Press advert published 07/07/2017 – 28/07/2016</u> No responses					

The Bloomsbury Conservation Area Advisory Committee (incl. Seven Dials) objected on the following grounds:

- over-development

*Officer comment: The extension would add only 2m in height which in this context is not considered to be overdevelopment*

- detrimental to the modest character of the building, a remaining example of the early nineteenth century, and the conservation area.

*Officer comment: It is considered that the existing roof extension has already caused harm to the character of the building and the proposal, by virtue of a more traditional mansard with high quality detailed design, would offer an improvement*

- currently sits happily with its immediate neighbours of similar height and forms a pair with its neighbour to the left which is of a similar date and character.

*Officer comment: It is not considered that the application site and its neighbours have a relationship by reason of the different architectural styles. Furthermore given the varied heights across the rest of the street scene it is considered acceptable.*

- new brickwork cannot be made to be indistinguishable from the brickwork of the original two floors below.

*Officer comment: A condition will be attached to any permission that requires a sample of the brickwork to be approved prior to commencement of the works*

The Covent Garden Community Association objected on the following grounds:

- Additional storey and associated works would result in a building that is out of character with the conservation area, Neal Street and adjacent buildings, including the Grade II listed building directly next to this, contrary to planning policies DP24, CS5, CS9, CS14, CPG1

*Officer comment: Please see Section 3 of report*

- These proposals do not integrate into the building's surroundings

*Officer comment: Please see para 3.4 of report*

- Would result in overlooking and lack of privacy for adjacent residents

*Officer comment: Please see para 4.3 of report*

**CAAC/Local groups comments:**

## Site Description

The application site is located at the north end of Neal Street on the west side. The four storey building comprises a restaurant at ground floor level and a language school on the three floors above. It has an existing mansard roof extension.

It is located in the Seven Dials Conservation Area. It is not listed however adjoins 61 Neal Street which is a Grade II Listed building. The shared chimney breast is affected by the proposals.

## Relevant History

**2007/5838/P** – Use as restaurant at basement and ground floor levels. Granted

**2012/2037/P** - Change of use from office (Class B1) to educational institution (Class D1) at second and third floor levels. Granted June 2012

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan 2016

### LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

### Seven Dials Conservation Area Appraisal and Management Strategy (1998)



## **Assessment**

### **1.0 Proposal**

1.1 The applicant seeks permission for the following:

- Erection of additional storey and re-provision of mansard roof with 2 dormer windows to front and 2 new windows to rear elevation

### **2.0 Assessment**

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Seven Dials Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

### **3.0 Design and impact on conservation area**

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 It is proposed to increase the height of the building by 2m from approx. 12.5m to 14.5m through the addition of an extra storey that would be sympathetic to the character and appearance of the rest of the building. The additional storey would include two window openings, smaller in scale to the ones below to achieve a window hierarchy typical of buildings of this period. To terminate the new taller building, the existing mansard would be replaced with a more traditional mansard roof that is considered to have a better relationship with the main building. In accordance with CPG1 guidance on mansard roofs, the lower slope would rise from behind the parapet wall at an angle of 62 degrees. It would have two dormer windows to the front positioned 500mm down from the roof ridge, and two windows to the rear. All new windows would be timber sliding sash to match the windows on the rest of the property and their positioning would align with the windows below.

3.3 The existing roof extension is considered to be of poor design and does little to complement the host building. The proposed mansard would offer an improvement to the existing roof extension and through the use of high quality materials, including hanging tiles and lead cladding in matching tones to existing, would improve the appearance. There are several examples of roof alterations in the surrounding area, including at the application site, and so it is not considered the mansard roof extension would cause harm to the streetscene, in accordance with CPG1 (Design).

3.4. Although the property is a similar height as its two adjoining neighbours, the heights across the wider street scene are varied. Furthermore, by virtue of the diverse architectural style of the buildings along Neal Street, it is considered an additional storey would not disrupt a well-defined building group. Given this context, it's considered that the additional height to this property adds visual interest and variety of form to the street.

3.5 By reason of the tall 4-6 storey buildings along both sides of Neal Street, a relatively narrow street, the additional storey and mansard would not be prominent from the streetscene. It would be more visible from 'above ground' windows of properties opposite however by virtue of detailed design it would not appear bulky or incongruous.

### **Impact on Listed Building**

3.6 The application site adjoins no.61 Neal Street, a four-storey Grade II Listed Building. The additional storey to no.63 would result in it being taller than the listed building however this is not thought to cause harm to its appearance or siting.

3.7 The two properties have a shared chimney breast constructed from bricks that match the application site rather than the white render of the listed building. It therefore appears part of no.63 Neal Street although by reason of it being shared, is listed. It is proposed that this chimney breast is raised in proportion with the new height of the building. All materials and details of the chimney breast will be retained where possible, or replicated to match existing.

3.8 Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### **4.0 Amenity**

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications for daylight and sunlight. CPG6 seeks developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

4.2. It is not considered that the additional height of the extension would impact on daylight/sunlight or lead to overshadowing of surrounding properties. The properties on the opposite side of Neal street are located approximately 10m away which is considered sufficient for the extension not to have a detrimental impact. The junction of Neal Street and Monmouth Street form a corner of a triangle and so the properties to the rear are angled away thereby reducing the impact of the proposed extension to a less than substantial level.

4.3 By reason of there being windows in the same location just below, the new dormer windows to the front and windows to the back would not lead to any new views other than of the surrounding rooftops and therefore no loss of privacy would result from the proposals.

#### **5.0 Conclusion**

5.1 Grant Conditional Planning Permission and Listed Building Consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22<sup>nd</sup> August 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Vasco Sa Fernandes  
Brooks/Murray Architects  
8-10 New North Place  
London  
EC2A 4JA

Application Ref: **2016/3908/L**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

10 August 2016

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**61 & 63 Neal Street**  
London  
**WC2H 9PJ**

**DECISION**

Proposal:  
Raising of chimney stack in association with erection of additional storey and reprovision of mansard roof at no.63 Neal Street

Drawing Nos: 981.25.001 (Rev A); 981.25.010; 981.25.020; 981.25.021; 981.25.100; 981.25.200; 981.25.201; 981.25.300; 981.25.301; Heritage Statement (prepared by The Architectural History Practice Ltd, July 2016); Design & Access Statement (dated June 2016)

The Council has considered your application and decided to grant subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**

Vasco Sa Fernandes  
Brooks/Murray Architects  
8-10 New North Place  
London  
EC2A 4JA

Application Ref: **2016/3286/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

11 August 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**63 Neal Street**  
**London**  
**WC2H 9PJ**

**DECISION**

Proposal:  
Erection of additional storey and reversion of mansard roof with 2 dormer windows to front and 2 new windows to rear elevation

Drawing Nos: 981.25.001 (Rev A); 981.25.010; 981.25.020; 981.25.021; 981.25.100; 981.25.200; 981.25.201; 981.25.300; 981.25.301; Heritage Statement (prepared by The Architectural History Practice Ltd, July 2016); Design & Access Statement (dated June 2016)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Executive Director Supporting Communities



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 981.25.001 (Rev A); 981.25.010; 981.25.020; 981.25.021; 981.25.100; 981.25.200; 981.25.201; 981.25.300; 981.25.301; Heritage Statement (prepared by The Architectural History Practice Ltd, July 2016); Design & Access Statement (dated June 2016)

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**