

MR/P7331
5th February 2020

London Borough of Camden
Planning Department
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam

17A MONMOUTH STREET, LONDON, WC2H 9DD

PLANNING APPLICATION FOR A MANSARD ROOF EXTENSION AND SUBDIVISION OF THE EXISTING RESIDENTIAL ACCOMODATION TO FORM TWO NEW FLATS

PLANNING PORTAL REF: PP-08463199

We write on behalf of our client and the applicant, Shaftesbury Covent Garden Limited, to submit a full planning application for a mansard roof extension and the creation of two new dwellings at 17A Monmouth Street.

This application has been submitted online via the Planning Portal and is accompanied by the following documents:

- Site Location Plan – *prepared by Fresson & Tee*
- Existing and Proposed Drawings – *prepared by Fresson & Tee*
 - First, Second & Third Floor Plans As Existing – *24562-E01*
 - Section A-A As Existing – *24562-E02*
 - Front & Rear Elevations As Existing – *24562-E03*
 - First & Second Floor Plans As Proposed – *24562-P01*
 - Third & Fourth Floor Plans As Proposed – *24562-P02*
 - Section A-A As Proposed – *24562-P03*
 - Section A-A As Proposed – *24562-P04*
 - Roof Plan As Existing & As Proposed – *24562-P05*
 - Waste Details As Proposed – *24562-P06*
 - Typical Bike Rack Elevation – *24562-P07*
- Design and Access Statement (this cover letter) – *prepared by Rolfe Judd Planning*
- Completed CIL Form – *prepared by Rolfe Judd Planning*

It is confirmed that the requisite planning application fee of £462.00 has been paid electronically online via the Council's website.

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Site Location and Description

The application site, 17A Monmouth Street, forms part of a four storey Victorian building located along the eastern side of Monmouth Street; sitting adjacent to the undercroft passage that leads through to Neal's Yard. The existing basement and ground floors are in currently retail (Class A1) use, while the upper floors of the building which form 17A (first, second and third floors) are all in residential (Class C3) use. Access is provided via the rear from a dedicated entrance door fronting onto the Neal's Yard passage way.

The application property is not listed, however is located within the Seven Dials (Covent Garden) Conservation Area. The conservation area appraisal does not recognise the building as being of historic or architectural importance.

The application relates specifically to the residential accommodation on the upper floors (17A Monmouth Street).

Relevant Planning History

The following planning history is considered relevant in the determination of this application:

- 2375 - *Use of the basement and ground floor of No. 17 Monmouth Street, Camden, as a shop.* – Granted 2nd September 1966
- 2439 - *The installation of a new shop front at No. 17 Monmouth Street, Camden. as shown upon the plan submitted.* – Granted 21st September 1966
- 2598 - *The erection of a single storey addition at the rear of No. 17 Monmouth Street, Camden to provide bathroom and toilet facilities.* – Granted 13th October 1966
- 2015/2702/P - *Installation of a louvered doorway to the rear at ground floor level.* – Granted 10th September 2015

It is also noted that those adjoining buildings were granted consent for previous roof extensions as outlined below:

- 19 Monmouth Street – 35493 – Change of use and works of conversion to provide two self-contained residential maisonettes on the upper floors, including the erection of a fourth floor mansard addition – Allowed at Appeal 23rd July 1984
- 25 Monmouth Street – 8800242 – Addition of fourth floor extension to be used as part of an enlarged flat on third and fourth floors – Allowed at Appeal 3rd May 1989

Application Proposal

The proposal seeks to provide for a new high quality mansard roof extension, providing an additional 30.5 sqm of residential (Use Class C3) floorspace and aligning the roof of 17 Monmouth Street with the existing mansard roof at 19 and 21 Monmouth Street. The majority of properties along Monmouth Street have mansard roofs and this now remains an anomaly across the street scape with a visually

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apparent gap. The proposal seeks to introduce a similar design, being traditional in form and materials with the use of slate and timber sash windows.

The proposal would subdivide the existing, oversized 3-bed dwelling to provide two duplex apartments consisting of a 1-bed flat (63 sqm) across the first and second floors and a 2-bed flat (71 sqm) across the third floor and fourth floors (the new mansard roof). The proposal will therefore create one additional dwelling.

Please refer to the submitted drawings for further details.

Principle of Development

The proposed roof extension would introduce a fourth storey and raise the profile of the building to better match that of the adjacent 19 Monmouth Street and that which exists for the vast majority of properties along Monmouth Street. The extension would provide for a modest increase in residential floorspace (Use Class C3) and would allow the creation of new self-contained dwellings.

Camden supports any residential development which contributes to their target for housing supply in the borough (Policy H1 – Maximising housing supply). Further, policy specifically supports housing above shops where this does not prejudice town centre functionality (Policy TC2 – Camden's centres and other shopping areas).

In support of the Local Plan, the Strategic Housing Market Assessment (SHMA) for Camden was undertaken in February 2016. The SHMA shows a housing need of 1,000 one bedroom market units to 2031 which the proposal will contribute towards meeting. The SHMA also demonstrates a need for a mixture in housing delivery and sizes which is replicated in Policy H7 (Large and Small Homes). Policy H7 takes specific consideration of any evidence of local needs and the character of the development, the site and the area. Further dwelling size priorities are given which seeks 'lower' priority of 1-bedroom market units and 'high' priority of 2-bedroom market units. Given the context of the site within Central London and the constrained nature of Seven Dials, there are limited opportunities for external amenity and facilities that would be associated with family housing. It is therefore considered the location of the site is more suitable for single/dual unit occupancy and young professionals who can work and live within the local area. The proposal will therefore assist in the delivery of new housing and priority dwelling sizes which would be supportive of Policies H1 and H7.

Policy H4 (Maximising the supply of affordable housing) notes that contributions are required for all developments that provide one or more additional homes and a total addition to residential floor space of 100 sqm GIA or more. Additionally, supporting text notes that 'we will not seek an affordable housing contribution from developments that involve less than 100sqm of additional residential floorspace, including: schemes that involve the subdivision of existing housing to create more homes'. As the proposal only involves the addition of 30.5 sqm of residential floor space, affordable housing contributions are not required.

Camden Planning Guidance (CPG) relating to housing was amended in March 2019. The CPG 2 does not introduce any new legislation that is relevant to the proposal. The Interim Housing CPG, adopted in March 2018, introduced general principles for new homes to guide applicants when designing a new home. Figure IH11 outlines many of the space standards that are dictated in the London Housing SPG, such as a 2.5m ceiling height for at least 75% of the gross internal area (GIA)

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of the dwelling. The proposal has been designed to meet and exceed all of the minimum space standards.

The CPG notes that 'all new homes should have access to some form of private outdoor amenity space', with the aspiration of 9sqm per resident. Whilst this aspiration is not reflected by the proposal, the proposal seeks the sub division of an existing residential unit and would be commensurate with other residential properties in the area. A number of community wildlife gardens such as The Phoenix Garden are a short walk from the site. The local area also includes a number of 'urban' spaces or pedestrianised areas for the future enjoyment of residents, including St. Martins Courtyard, Covent Garden, and Neal's Yard.

Design

Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development which respects local context and character of the host building, where alterations and extensions are proposed. In addition, recognising the application site's location within a conservation area, Local Plan Policy D2 (Heritage) requires that development preserves or, where possible, enhances the character or appearance of the conservation area.

The proposed roof level extension would be constructed in a form which respects the local context and character of host and adjoining building; using materials (hung natural slate) which are consistent with those adjoining mansard roofs. The extension would feature traditional style, double glazed timber sash windows to match the form of the existing on the lower floors. In addition, the existing sash window on the first floor is to be replaced with an electrically operated AOV sash window. The mechanism for this will be internal and the appearance of the sash window from the outside will remain unchanged.

The proposed roof extension would be in keeping with the form and scale of surrounding buildings and would not introduce any potential for overlooking or infringe upon the privacy of any surrounding residential units. As such, the proposal fully supports the objectives of Local Plan Policies D1 and D2 and would provide a modest extension of residential floorspace and importantly preserve the setting of the surrounding Seven Dials (Covent Garden) Conservation Area.

Noting that of the adjoining planning history, in the 1986 and 1989 appeal scheme, the then Inspector made several worthy comments on the existing roofscape of Monmouth Street which remain relevant today:

"The roof line of buildings in this part of Monmouth Street varies considerably in both height and form. Several buildings immediately to the south of the appeal premises have mansard-roofs and parapet boundary walls broadly similar to the structure your clients have proposed. Because of the height of the appeal premises, the taller existing building at No 15, the narrow width of Monmouth Street and the existing mansard roofs adjacent, I am of the opinion that the proposed roof structure would pass virtually unnoticed in the street scene. Because of the form and external materials proposed, I consider that the roof structure would be compatible with the character of the appeal building itself".

Akin to those former appeal decision, given the restricted width of the street and narrow plot width, there would be no opportunity for long attributed views or prominence across the skyline. As such, the proposed extension would not be harmful to the locality and would continue to preserve the

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existing character of the conservation area. The proposal is therefore supportive of current Local Plan Policy D1 and D2.

Waste

Camden's Housing CPG (2018) states that space must be provided for storing separated and sorted waste for recycling. As shown on the proposed floor plans (reference 24562-P01 and 24562-P02), space is provided within each proposed dwelling to store one 90 litre dustbin for waste and 2x 44 litre containers for dry recyclable materials, in addition to a 23 litre organic waste container.

Akin to those other residential properties along Monmouth Street and in agreement with the Council's waste management team, refuse will be placed on the street for collection no sooner than 30mins before collection. All refuse within Seven Dials benefits from a total of 3 collections per day.

Cycle Parking

The Interim Housing CPG notes that a 'suitable number of secure covered cycle spaces or storage space for them must be provided'. Whilst the site is constrained in terms of available space, the applicant has sought to provide dedicated cycle spaces for each unit, with 2 'Etsy' bike wall mounts provided in the first floor stairwell.

Conclusion

This application seeks planning permission for a new mansard roof and the creation of two new dwellings at 17A Monmouth Street. The mansard roof extension will create an additional 30.5 sqm of residential floor space. The proposal has been sympathetically designed to respond to the existing local character and context of those neighbouring buildings and the surrounding conservation area.

We trust that the submitted documents and supporting information is sufficient for the Council to validate the application and we look forward to a swift and positive outcome. However, should the Council require any further information or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully

Mark Rattue

For and on behalf of
Rolfe Judd Planning Limited