

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2020

33 Betterton St, London, WC2H 9BQ

This planning application seeks permission for:

'Conversion of the existing double pitched roof to a mansard roof to create a duplex flat over existing 3rd floor and newly created 4th floor.'

THE PROPERTY AND AREA

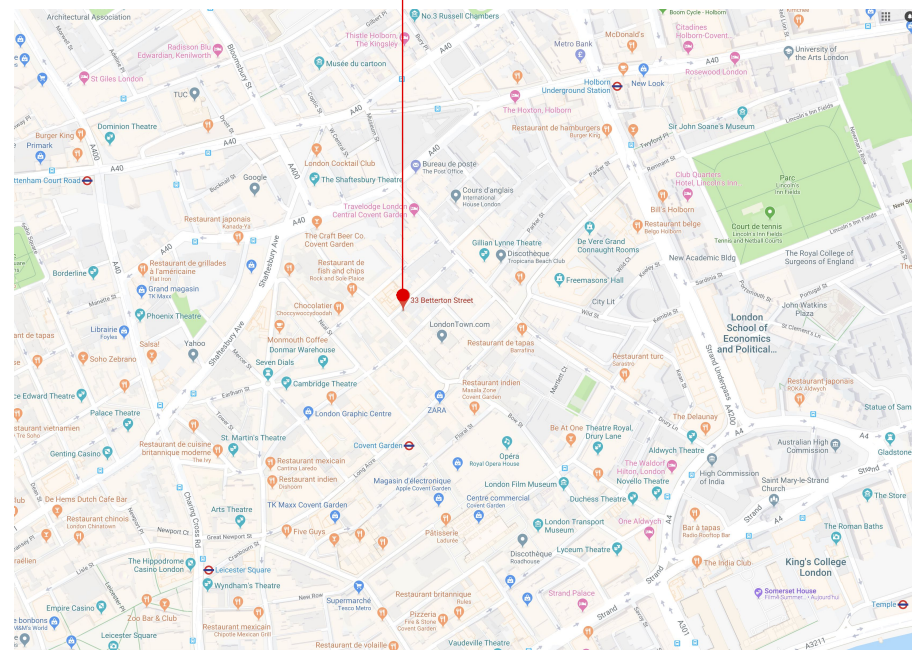
33 Betterton is a building comprising 4 self-contained flats within the London Borough of Camden and Seven Dials Conservation Area. The property is Listed - Grade II. The building is in brick and has a double pitched tiled roof.

Due to the Listing and location in a Conservation Area, this application is supported by a separate Heritage Statement covering the heritage matters associated with the proposals for the building.

As approved in planning ref:2015/3248/P, the ground floor has been converted into a residential duplex flat.

33 Betterton Street is located in a lively area near to Covent Garden with divers facilities such as restaurants, shops and is well-connected to public transportation with Covent Garden Station, Tottenham Court Station, Holborn Station and Leicester Square Station a short walk from the property.

33 Betterton Street, WC2H 9BQ



PLANNING HISTORY

- **2018/3687/L** Minor internal alterations to under stairs cupboard.
Registered on 08.08.2018
- **2016/2972/L** New roof terrace over ground floor apartment
Withdrawn
- **2016/2418/P** New roof terrace over ground floor apartment
Withdrawn
- **2015/4236/L** Alterations to front elevation at ground floor level, insertion of pavement rooflight and railings, and associated internal and external alterations including extension at rear basement level to ground and basement floor maisonette (Class C3).
Granted on 25.11.2015
- **2015/3248/P** Alterations to front elevation at ground floor level, insertion of pavement rooflight and railings, and alterations and extension at rear basement level to ground and basement floor maisonette (Class C3).
Granted on 25.11.2015
- **2014/4351/P** Implementation of existing planning consent 2007/0864/P
Granted on 05.09.2014
- **2012/1587/L** Change of use from launderette (Class A1) to create 1x self contained dwelling flat (Class C3) at basement and ground floor level, including extension at basement and ground floor level to rear, alteration and installation of doors and windows and internal alterations to partition walls.
Withdrawn
- **2012/0562/P** Change of use from launderette (Class A1) to create 1x self contained dwelling flat (Class C3) at basement and ground floor level, including extension at basement and ground floor level to rear and alteration and installation of doors and windows.
Withdrawn
- **2007/0864/P** Change of use and works of conversion from a laundrette (sui generis) to residential use (Class C3) to provide a 2-bed self-contained flat, together with the erection of a single storey rear extension.
Withdrawn
- **2007/1757/L** Internal and external alterations in connection with the change of use and works of conversion from use as a laundrette (sui generis) to residential use (Class C3) to provide a 2-bed self-contained flat, together with the erection of a single storey rear extension.
Granted on 09.08.2007

- **2005/4794/L** Retrospective application for the replacement of windows and shutters and various internal alterations to first floor residential flat.
Granted on 28.02.2006
- **2005/4791/P** Retrospective application for the replacement of windows and shutters to first floor residential flat.
Granted on 28.02.2006
- **8870087** Alterations in connection with the installation of a new kitchen in the attic flat as shown on drawing numbers 1 & 2.
Granted on 19.07.1988
- **HB3187** Demolition of existing shed and its replacement by the erection of a single storey rear extension at ground floor level.
Granted on 07.07.1983
- **36190** The erection of a single storey extension at the rear of the ground floor, comprising staff room and toilet accommodation for the existing laundrette.
Conditional 07.07.1983
- **HB2460** Alterations, including the formation of smoke lobbies in the rear rooms on first and second floors and works to self-contain the third floor flat.
Listed Conditional 10.07.1980

PROPOSAL

The proposal is to convert the existing 3rd floor flat into a duplex with a mansard roof and so create a 4th floor. The shape of the proposed mansard is in accordance with Camden Planning Guidance 5.14. It has been carefully designed to follow the profile of the approved neighbouring parapet profile at no.31 to ensure contextual sympathy and continuation of the terrace. It will be in tiles to match in colour and texture to the existing.

The existing front pitch of the roof has a rooflight for Flat C. The proposal will remove this rooflight but it will be compensated by two new dormers which will increase the amount of light and add more volume for Flat C.

To the rear it is proposed to have a dormer to light up the staircase and a double glazed door protected by a Juliet balcony to offer a sense of amenity. Both doors and windows will be in timber to match in colour and texture the existing.

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.

STREETSCAPE AUDIT

The streets and public spaces of the Conservation Area make a significant contribution to its overall townscape quality. There are historic features, original materials and details that survive and sustain the distinctive appearance and character of Seven Dials.

Traditional materials and street features which enhance the Conservation Area.

Betterton Street	Some coal-hole covers remain. Original iron railings on north side. Wooden hatch to cellar and granite sett paving patch for unloading barrels to side of The Sun public house (No.21 Drury Lane).
Ching Court	York stone paving in courtyard.
Earlham Street	(7 Dials to Neal St) Granite sett carriageway, York stone footway.
Endell Street	Iron railings on east side between Shorts Gardens and Betterton Street. Wooden hatch to cellar and granite sett paving for unloading barrels to Cross Keys public house, No.31.

MATERIAL

- Roof and dormer cheeks to be tiles to match existing
- Windows and doors to be painted timber
- Rooflight to be painted timber

BICYCLE

No change

BIN STORAGE

No change

CONCLUSION

In conclusion it is considered this proposed scheme should be supported due to the following planning reasons:

- The proposal would improve the quality of Flat C.
- The proposal including all the aforementioned external alterations and additions proposed have been designed to match in with and respect the character and appearance of the existing building and surrounding area having regard to the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas).
- The proposal will be carried out in materials that resemble in colour and texture the existing building and consistent with Conservation Area considerations.
- The proposal would have an acceptable impact in terms of neighbouring amenity to adjoining residents in the area and to existing and future residents within the proposed development.

The proposal is for a high quality addition to an existing flat created by a sensitive extension to the roof form matching the roof extension realised on the neighbouring building. The extension is consistent with both the existing terrace and considerations of the Building's Statutory Listing and Conservation Area. The proposals will add valuable residential floorspace in a manner preserving and enhancing the Conservation Area.