



Date: 10/05/2022
Our ref: 2021/5883/PRE
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Dear Rory Baker,

Re: 20-22 Warren Street & 52-56 Fitzroy Street.

Thank you for submitting the above pre-planning application enquiry on 30/11/2021.
 The required fee of £2,362.00 was received on 02/12/2021.

Proposal- Erection of traditional mansard roof with dormers at 4th storey, alterations to façade, cycle storage

1. Constraints

- Fitzroy Square Conservation Area
- Article 4 – A1 to A2
- Article 4 – Basements
- Listed Building – Grade 2

2. Relevant planning history

2014/2607/PRE- Change of use from flats and ground floor retail space to single residential dwellings at both 20 and 21 Warren Street; change of use of the upper floors of 22 Warren Street and 52-56 Fitzroy Street from office into 7 x 2-bed apartments, including a roof extension; a rear extension to 21 and 22 Warren Street; a mansard roof extension to 20, 21 and 22 Warren Street and a new basement level car and cycle park.- **Response 16/09/2019**

34228 - The use of 52-56 Fitzroy Street, and 22 Warren Street, excluding the ground floor of 22 Warren Street, for the purposes of a retail theatrical bookshop, packaging, distribution and dispatch of plays, and a retail advisory service, together with ancillary storage, library and office use. – **Granted 19/07/1982**

35219/R1- The installation of a new shopfront. – **Granted 10/01/1983**

3. Relevant policies and guidance

[National Planning Policy Framework 2021](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

D3 Shopfronts

D4 Advertisements

H2 Maximising the supply of self-contained housing from mixed-use schemes

E2 Employment premises and sites

[Camden Planning Guidance](#)

Amenity (2021)

Design (2021)

[Fitzroy Square Conservation Area Appraisal and Management Strategy 2010](#)

4. Assessment

The planning considerations material to the determination of this application are as follows:

- Heritage and design
- Impact on neighbouring land uses
- Landuse

5. Heritage and design

The application site is located within the Fitzroy Square Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The application site is adjacent to 2 listed buildings. The property is listed as a positive contributor in the Fitzroy Square Conservation Area Appraisal and Management Strategy 2010 (FSCAAMS) and makes a positive contribution to the character and appearance of the conservation area.

Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The policy notes that the Council will not permit development that results in harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

The application building is a plot on the corner of Warren Street and Fitzroy Street. The buildings 22 Warren Street and 52 Fitzroy Street have been combined into one plot in the 1930s. There has been various alterations to the building over time particularly the Crittal window and the warehouse roof. No. 22 Warren Street relates to the adjacent Grade II listed buildings in fenestration and parapet height, Nos. 52-56 Fitzroy Street share the fenestration and rhythm of the terrace along Fitzroy Street. (see photo below).



(Google Maps)

The proposed mansard roof creates an additional storey in traditional double pitched style. There is no objection to the mansard roof in principle- it would not create an excessively bulky or dominant addition, despite the visibility of this corner plot, and this would not harm the character of the host building or streetscene. However officers have discussed with the applicant that the party wall should not rise to the full height of the building (on either end), and instead the mansard should continue round the side elevations to reduce the impact of bulk on the adjoining listed buildings. If these revisions are made to the proposal, the Council could support the application in principle.

The alterations to the windows are considered acceptable. This proposal will restore original windows and will add some new windows in gaps. Timber frames are favoured for these windows, built to conservation standards. The Council supports the alterations to the windows at this address as they maintain the vertical hierarchy. The proposal offers two options for the Crittal window, retaining it or replacing it by 3 traditional windows. After discussions with the conservation officers, it is considered that either option would be acceptable and not harm the character of the conservation area.

As the property has been rendered, new render would not cause any adverse effects on the property.

The new office entrance is supported in principle, to differentiate between the office and retail space and create a more accessible entrance. However, the new shopfront is not supported as currently proposed. Policy D3 requires that, where a new shopfront forms part of a group where original shopfronts survive, its design should complement their quality and character. Although this shopfront may not be original if it was installed following permission in 1983, any new shopfront should have stall risers maintained to preserve the character of the building and conservation area. Advertisement for the retail unit would need to apply for advert consent as stipulated in policy D4.

To conclude this section, the proposals needs some revisions but are generally considered in accordance with Policies D1 and D2 and you are therefore advised submitting a formal planning application on this basis.

6. Impact on neighbouring land uses

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans. Policy A4 seeks to ensure that noise and vibration is controlled and managed.

The rear corner lightwell will be infilled at upper levels to increase accessibility within the property which will not impact upon any neighbours on account of its inset location. The applicant will need to demonstrate that there will be minimal amenity issues created by the proposed development and that the mansard extension would not cause additional loss of daylight/sunlight to neighbouring residential properties so as to comply with Policy A1.

7. Landuse

The current uses (office and retail within Class E) will be maintained and no change of use is proposed.

The proposal includes an increase of floorspace by 194m². Housing obligations to provide onsite affordable housing only occur with an increase of 200 m² GIA so this proposal does not meet this requirement.

Policy E2 welcomes the retention or increase of employment floorspace. The proposal to retain, enhance and increase high quality office and retail space at this location is supported.

The proposed cycle storage is considered acceptable and welcome in principle.

8. Conclusion

The proposed mansard roof and infill extensions and window alterations are considered to be acceptable in principle (with minor revisions), and in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed shopfront would need some alterations to meet policies D2 and D3.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Jennifer Dawson on **0207 974 8142**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

**Jennifer Dawson
Planning Officer
Planning Solutions Team**