

Date: 03/02/2022

Our reference: 2022/0078/PRE

Contact: Josh Lawlor

Email: Josh.lawlor@camden.gov.uk

Dear Mr. Paresh Hirani

Town and Country Planning Act 1990 (as amended)

Re: 18 Acton Street, London WC1X 9ND

Thank you for your enquiry regarding the erection of a mansard roof extension

This letter sets out the Council's response to the pre-application scheme at the above site submitted with the fee of £460.00

Relevant constraints:

- Bloomsbury Conservation Area
- Adjoins Grade II Listed terrace

Assessment:

Housing

Housing is regarded as the priority land-use of the Local Plan, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. Policy H7 states that we will take a flexible approach to assess the mix of dwelling sizes proposed in each development having regard to the site size, and any constraints on developing the site for a mix of homes of different sizes. Therefore the provision of 2 flats is acceptable.

The uplift in floorspace would be below 100sqm and therefore an affordable housing contribution would not be required.

Local Plan Policy D1 (explanatory note 7.32) requires that all housing development is designed and built to create high-quality homes. Local Plan Policy H6 states that the council will seek to secure high-quality accessible homes in all developments that include housing. It will encourage all housing to provide functional, adaptable and

accessible spaces and expect all self-contained homes to meet the nationally describes space standard.

The dwellings would be required to comply with minimum space standards. The dwellings would have an acceptable outlook and access to light.

Design and conservation

The principle of a mansard is acceptable on this site subject to a CPG-compliant mansard design. An appropriately designed mansard roof extension would preserve the character and appearance of the conservation area. The building sits prominently on the corner and it is considered that a modest increase in height would not alter or harm this existing character. The building would appear somewhat more apparent in the street scene but this is not considered harmful to its appearance. See page 50 of CPG [Home improvements](#) - January 2021 for guidance on mansard roof extensions. The dormer windows should be timber and sit behind the parapet separated by a substantial gutter. The mansard should use traditional materials of slate and timber. The mansard should have the correct angled roof slopes. The host building has an irregular footprint and there is a need to treat the corner appropriately. The gable wall should not be raised as this harms the consistent parapet and adds excessive bulk. The mansard should sit behind and pitch away from the side parapet.

Transport

Local Plan Policy T1 aims to promote walking, cycling and public transport use, and requires any new dwelling to provide secure, covered cycle parking. At least two covered, secure, fully enclosed and easily accessible cycle parking spaces would need to be provided in accordance with Policy T1, CPG Transport and Table 6.3 of the London Plan.

Local Plan Policy T2 aims to mitigate the impact of new development on the transport network, and requires any new dwelling to be designated car-free, with a S106 Legal Agreement signed to waive occupiers' rights to on-street and off-street parking. Any new residential unit would therefore need to be car-free which would be secured via S106 agreement.

What to submit for a valid application

Planning application forms can be completed online through the National Planning Portal www.planningportal.gov.uk.

For a valid application, I would advise you to submit the following:

- A completed application form (Full planning)
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red

- Elevations, floor/roof plans, sections labelled 'existing', 'demolition' and 'proposed' (with a scale bar on the drawing) – it is noted that the existing and proposed drawings should be provided in a single PDF or two separate PDF documents, rather than as single drawings
- The application fee
- A design and access statement (a short statement explaining the design thinking behind your proposal)
- Please see [supporting information for planning applications](#) for more information. All pdfs submitted via the Portal should be labelled so it is clear what the drawing or document relates to without opening the pdf (e.g. existing front elevation).

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by a site notice near the site and would advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

This document represents an initial informal 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 please do not hesitate to contact Josh Lawlor on 020 7974 2447 and josh.lawlor@camden.gov.uk

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

Yours sincerely,

Josh Lawlor
Planning officer
Planning Solutions Team