



**Planning Solutions Team
Planning and Regeneration**

Culture & Environment
Directorate

London Borough of Camden

2nd Floor

5 Pancras Square

London

Date: 02/08/2022

Our reference: 2022/0503/PRE

Contact: Amy Ly

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Dear Mr Hopkins,

Town and Country Planning Act 1990 (as amended)

Re: 82 Neal Street, London, WC2H 9PA

Thank you for submitting the above pre-application request with the correct fee. The proposal is for –

Erection of new 4th floor mansard roof extension with inset balcony at rear to extend the existing 3rd floor bedsit flat into a self-contained 2 bedroom maisonette, and replacement of existing Crittall style metal windows to front street elevation on all floors with traditional timber sliding sash windows.

The Council's response to the pre-application scheme at the above site is set below.

Drawings: Pre-application design and access statement; NS82/PA12; NS82/PA14; NS82/PA13; NS82/EX04; NS82/PA15; NS82/EX01; NS82/EX02; NS82/EX05; NS82/EX06; NS82/PA11; NS82/PA12; NS82/PA13; NS82/PA14; NS82/PA15

Constraints

- Article 4 Heritage and Conservation
- Seven Dials Conservation Area
- Article 4 Basements
- Central London Area

Planning History in the Area

No relevant planning history at site

80 Neal Street

9501076 and 9570181 - Alterations to the front and rear elevations including the reinstatement of timber sash windows at first second and third floor levels on the front elevation.as shown on drawing numbers 206/01 to /10 /12 /13/14A and 15A and as revised by letters dated 5th July 1995 and 27th July 1995.**Granted 04/08/1995**

39-49 Neal Street

2017/5659/P - Roof extension at Nos. 39, 41-45 and 47-49 with associated plant, construction of new front facade and shopfront at No. 41-45, remodelling of rear facades at Nos. 41-45 and 47-49 all associated for office (Class B1 Use), alteration to shopfronts at Nos. 39 and 47-49 (Class A1 Use) and reconfiguration of uses. **Refused 13/09/2018 – RfR: The proposed roof extension above No.39, (and 47-49) Neal Street, by virtue of its height, scale, detailed design and cladding materials would be unduly dominant and be seen as an alien feature in the context of the surrounding streetscene, failing to either preserve or enhance the character and appearance of the host building, the street scene or the Seven Dials Conservation Area**

63 Neal Street

2016/3286/P - Erection of additional storey and reprovion of mansard roof with 2 dormer windows to front and 2 new windows to rear elevation. **Granted 23/08/2016**

41-45 Neal Street

2015/1615/P - Construction of new façade to Neal Street, and single storey rooftop extension in association with change of use of the second and third floors from office (B1) to residential (C3) to provide 2x flats. **Granted subject to S106 27/08/2015**

66A Neal Street

2006/3396/P - Erection of a mansard roof extension to create additional residential floor space for existing 3rd floor flat (Class C3), including replacement of single glazed windows at 3rd floor level with double glazed timber sash windows to the front and rear elevations. **Granted 17/11/2006**

26-28 Neal Street

2005/1747/P - Renewal of planning permission dated 13th December 2001 (Reg.no. PSX0105294) for the demolition of the existing structure at roof level and the erection of single storey roof extension to existing residential flat at third floor level and the formation of a roof terrace area. **Granted 22/06/2005**

Policy

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

[CPG Home Improvements \(2021\)](#)

CPG Design (2021)

CPG Amenity (2021)

Seven Dials Conservation Area Statement (1998)

Assessment

Policy and Heritage

Policy D1 of the 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 and listed buildings.

Camden's Planning Guidance (CPG) 'Home Improvements' states that when extending properties with additional floor space at roof level, roof extensions are likely to be acceptable where they are designed to:

- Be subordinate to the host building;
- Include features informed by the host building and surrounding context;
- Take the form of a traditional mansard, a modern interpretation or a more innovative approach, supported by pre-application advice

The CPG provides detailed guidance that proposals for a new mansard should follow. It states that:

- The lower slope (usually 60-70°) should rise from behind the parapet wall, separated from the wall by a substantial set back and gutter;
- Retention of roof features such as original cornice, parapet, and chimney stacks;
- Windows should respond to the fenestration character of the host building and generally project at right angle similar to a dormer window with timber sash openings; and
- Materials to complement the existing roof and building and respond to the neighbouring context

The application site is located within the Seven Dials 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 special character of the Seven Dials Conservation Area is found in the range and mix of building types and uses and the street layout. The character is not dominated by one particular period or style of building but rather it is their combination that is of special interest. Most buildings appear to spring from the footway without physical front boundaries or basement areas. In this tightly contained streetscape, changes of road width, building form and land-use give dramatic character variation, narrow alleys and hidden yards provide unforeseen interest and the few open spaces provide relief and a chance to pause and take stock of one's surroundings. Apart from Seven Dials there are no formal open spaces but some significant informal spaces occur in the form of yards and street junctions.

Site and surroundings

82 Neal Street is set within the Seven Dials Conservation Area and is not identified as making a positive contribution to character and appearance; however the building is quite clearly of historic construction and is reasonably good quality. The adjacent building at number 80 Neal Street is grade II listed.

The site sits to the north of Neal Street on the corner with Shaftesbury Avenue. The building is three storeys with two bays to each floor. The building has lost its original roof from and now has a pitched roof covered with interlocking cement tiles. The windows have also been substantially altered, and are multi-paned crittal style windows. The ground floor is occupied by the Punjab restaurant which also occupies the ground floor of no.80. The upper floors are occupied by ancillary restaurant space and residential flats.

Along the street, the ground floor units are dominated mainly by commercial shops and restaurants, and the upper floors appear to be mostly residential occupiers. The adjoining neighbours are terraced buildings and range from 2 – 5 storeys. Nos.27-37, 61, 64 and 78 are also listed Grade II.

Mansard roof extension with rear balcony

It is noted that the host property does have a parapet, which would naturally lend itself to be more appropriate for a mansard roof extension in principle. The existing roof is non-original and there is not a particularly consistent pattern of development in this area at roof level. The property at no.82 does have brick partition walls at roof level which could accommodate the proposed full width roof addition, acting as flank walls. There are also a few planning permissions that have been granted along the street; notably no. 63 has a mansard roof addition with two dormer windows to the front permitted in 2016 and built; nos 41-45 has a roof extension permitted in 2015 and built; and no. 66a has a mansard roof extension permitted in 2006. Nos. 57, 58, 62, 65 and 76 also all have roof additions of some form. Therefore, a mansard is likely to be considered acceptable in principle subject to detailed design.

The detailed design is a traditional full width mansard with two small dormer windows to the front and rear, which is considered appropriate for this context of a conservation area. It is set back slightly behind the parapets to the front and rear, and is set back on the east side to provide a small inset balcony to the rear (1.8m depth). The addition of the mansard roof is generally supported. The roof line on Neal Street is varied and there is no consistent building height or style. The building north of the site is currently one storey higher and the building to the south, which is listed, one storey lower. As a result, the mansard roof, which brings the building to the same height as its neighbour to the north, will not disrupt any consistency of height or roofscape. In addition, the mansard roof is more in keeping with the building and the conservation area than the current pitched roof.

In terms of distance behind the parapet and the mansard slope, you are advised to ensure they are in compliance with Camden Planning Guidance. An acceptable mansard roof slope is usually between 49-70 degrees; the steeper end of the range would need to be justified by exceptional circumstances. Mansards should have a setback when behind a parapet wall and therefore are usually subordinate, sensitive additions. Thus, applicants should provide justification as to the proposed 70 degree roof slope and smaller set back behind the parapet,

but in general, the proposed mansard is in general accordance with Camden Planning guidance.

In terms of materiality, officers suggest the mansard roof is slated with natural slate tiles, preferably Welsh. This would preserve the character and appearance of the existing building and conservation area.

It is noted that the dormer window glazing proposed aligns with the fenestration character of the host building to the front, and would match the existing windows on the floors below in terms of size and glazing pattern, which is acceptable. The design, size, height and location of the windows would be sympathetic to the fenestration and proportions of the host property and adjoining ones. Officers suggest that the windows to the front are timber sashes. To the rear there is more flexibility and it is acceptable to take a more modern approach to the fenestration. Although the glazing appears large, their positioning attempts to align with the varied fenestration at the rear. It would be preferred if the glazing was reduced in scale in order to comply with Camden Planning Guidance and match the glazing pattern on the existing windows to the rear. However the current proposed windows would not harm the character or appearance of the conservation area given the varied nature of window designs at the rear and limited views from the public realm.

The proposed rear balcony would be 1.8m in depth and set in from the rear parapet, within the mansard roof extension. It would be accessed via a dormer window with full height glazed doors. There would be metal balustrading with glazed panels in between on the balcony. The proposed inset balcony to the rear should not be glazed as proposed, but should have vertical metal railings with a horizontal rail at the top. The balcony is small and subordinate to the host building, and situated to the rear which is appropriate. It would provide an amenity space for residential occupiers who do not currently benefit from any private outdoor amenity areas. Thus in general the balcony would be acceptable in principle subject to balustrading details.

Replacement front windows

The proposals to change the windows on the front elevation on first to third floors to timber sash windows are welcome. They would be located in the same positions as the existing windows and would be the same size, which is appropriate. The current windows are Crittall windows and not original. They detract from the building's quality and changing them to have a more historic appearance will improve the appearance of the building. The replacement windows attempt to match the same window design as the front windows on neighbouring property no. 82, which is appropriate and in keeping with the character and appearance of both properties. However, the proposed multi-paned sash windows are questionable. The photo within the design and access statement (below) shows two over two sashes and it is questioned why these windows are not being replicated. Evidence of multi-paned sash windows should be sought to support this aspect of the application. Overall, the scheme will not harm the character and appearance of the conservation area, and it is therefore supported.



Neighbouring Amenity

Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

It is noted that the neighbours to the rear of the host building on Endell Street are mainly residential occupiers. Although there would likely be some overlooking impact as a result of the rear balcony on the mansard, it would be at a high level, is modest in size and the rear gardens and nearest residential neighbours to the rear are a significant distance away. The Swiss church and a few commercial properties occupy the buildings directly to the rear of the host building. To the front, the mansard would not likely be visible from street level. Although it would be visible in long views along Shaftesbury Avenue, it would not rise higher than the neighbouring building to the north (no.190 Shaftesbury Avenue) which is also on the corner of Neal Street and Shaftesbury Avenue, and is set behind a parapet. Therefore, the proposed development would raise minimal concerns in terms of overlooking and light spill.

The replacement windows to the front would be the same size and located in the same positions as the existing windows and thus would not result in additional outlook.

The proposed development is not considered to have any particularly harmful effects in terms of loss of daylight, sunlight, outlook or privacy to occupiers in the vicinity. The height would match the neighbour to the north and there are taller buildings in the immediate area. The windows are subordinate to the mansard in size and would not likely to overlook into any habitable neighbouring windows. However should the applicant wish to seek planning permission, neighbour consultation will ensure neighbours to the front, side and rear of the site and the Bloomsbury CAAC have an opportunity to comment.

Other matters

The roof extension would extend the existing third floor bedsit flat into a 3 person 2 bedroom maisonette totalling 75sqm. It would provide an additional storey with a large kitchen, living area and small balcony amenity space, which would allow for a second bedroom to be provided on the third floor. The increased living space would measure 36sqm and the balcony

would provide 5sqm of private outdoor amenity space, which would be sufficient and improve the residential space. The new bedroom and overall flat sizes would be in accordance with the Nationally described space standards (2015). The extension would enhance the existing residential flat and allow for a good quality 2 bedroom unit with new amenity space which accords with the Council's priorities for dwelling types and sizes.

Consultation with the Bloomsbury CAAC was undertaken during pre-application stage. Their initial response reads as follows:

'I don't think at application stage we would have any objection to this. The buildings might be read as a pair but prior to 2020 when the buildings were both painted blue they were clearly distinct and the alteration does not really fundamentally alter the shared character of the buildings, and any perceived negative effect on the heritage assets in question - the CA and the listed building - are absolutely minimal. Replacement of the windows with sash windows should be considered very positive. If possible, it might help the cause to propose to remove the paint via 'Peelaway' paint remover or some other means.'

To summarise, the Bloomsbury CAAC have confirmed in the first instance that they would not have an objection (subject to details provided at application stage) to the proposed development on the basis that Nos 80 and 82 would not be read as a distinctive pair and as such the addition would not harm the character and appearance of the conservation area. They also welcomed the replacement front windows.

Conclusion

The proposed mansard roof extension would be subordinate and sympathetic to the roof slope and conservation area. There would be minimal amenity issues such as light spill and overlooking. The mansard roof extension and balcony would be acceptable overall in terms of bulk, design, size and siting. The proposed replacement windows to the front would enhance the character and appearance of the conservation area and respect the host building and neighbouring listed building. The proposed development is not considered to raise any additional significant neighbouring amenity concerns. Subject to the above-mentioned comments about detailed design being addressed within any future submitted scheme, it is considered that the proposed development is in general accordance with policies A1, D1, D2 of the Camden Local Plan 2017.

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.

Planning application information:

The following documents should be included with the submission of a full planning application:

- Completed full planning application form
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access statement
- A short Heritage statement

- Materials details
- Please see the following link to supporting information for planning applications
<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements/>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).

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

Yours sincerely,

Amy Ly
Planning Officer