

# ARCHOPINION

## AI Architectural Review Report

### Project Information

Address:	128 CITY ROAD LONDON EC1V 2NX
Project Type:	Residential - Loft Conversion
Local Authority:	Not specified
Planning Reference:	None
Analysis Date:	10 June 2025

### Regulatory Framework Analysis

#### NPPF

**Key Considerations:** The NPPF emphasizes good design, sustainable development, and achieving a high standard of amenity. Drawings should demonstrate compliance with these principles through design quality, respect for local character, and consideration of neighbours' amenity.  
Relevant Policies: Para 126, Para 130, Para 134, Para 135, Para 185

#### PDR

**Key Considerations:** Permitted Development Rights (PDR) allow certain extensions without full planning permission. Drawings must demonstrate adherence to dimensional limits, materials, and other restrictions specified in the relevant Class (A, B, or AA).  
Relevant Policies: Class A, Class B, Class AA

#### LDF (Core Strategy and Development Management Policies)

**Key Considerations:** The Local Development Framework sets local planning policies. Drawings should show compliance with design quality, housing density, open space provisions, and the impact on neighboring properties.  
Relevant Policies: CS1, CS5, CS7, CS8, DM1, DM2, DM10

#### London Plan (2021)

**Key Considerations:** The London Plan focuses on good growth, sustainable development, and high-quality design. Drawings should demonstrate compliance with space standards, inclusive design, and noise mitigation strategies.  
Relevant Policies: GG1, GG2, GG3, Policy D3, Policy D4, Policy D5, Policy D6, Policy D14

## **BRE (Approved Documents)**

**Key Considerations:** Building Regulations ensure structural safety, fire safety, energy efficiency, accessibility, and overheating mitigation. Drawings should provide sufficient information to demonstrate compliance with these regulations.

Relevant Policies: Part A, Part B, Part L, Part M, Part O

## **SPD (Supplementary Planning Documents)**

**Key Considerations:** SPDs provide further guidance on specific design aspects. Compliance with relevant SPDs should be demonstrated in the drawings.

Relevant Policies: Residential Design Guide SPD, Shopfront Design Guide SPD (if applicable), Sustainable Design and Construction SPD (if applicable)

## Plan-by-Plan Review

# Policy Compatibility Summary

Policy Area	Status	Details
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# AI Recommendations Summary

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