

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

National Planning Policy Framework (NPPF) 2023

Key Considerations: The NPPF emphasizes sustainable development, good design, and the creation of high-quality places. This review assesses the proposal against these principles, focusing on design quality, impact on residential amenity, and compliance with planning policies.
Relevant Policies: Para 126, Para 130, Para 134, Para 135, Para 185

Permitted Development Rights (PDR) - Technical Guidance

Key Considerations: This framework outlines permitted development rights for extensions and alterations to dwellings. The analysis will determine if the loft conversion falls under these rights or requires full planning permission.
Relevant Policies: Class A, Class B, Class AA

Plan-by-Plan Review

Site Plan

Positives:

- The site plan provides a clear visual representation of the proposed loft conversion's location and its relationship to surrounding buildings.

Areas for Consideration:

- The site plan lacks sufficient detail regarding the existing building's dimensions and exact measurements. This makes accurate assessment of compliance with PDR volume restrictions difficult. The plan does not show the height of surrounding buildings in relation to the proposed extension, making the assessment of compliance with height restrictions challenging.

Compliance Notes: Further detailed drawings are needed to assess compliance with permitted development rights regarding height, volume, and proximity to boundaries. Information on the building's type (terraced, semi-detached, detached) is crucial for determining which PDR criteria apply.

Policy Compatibility Summary

Policy Area	Status	Details
Design Quality	Partially Compliant	The provided site plan offers limited information on design aspects. Without
Residential Amenity	Unknown	The impact on residential amenity (noise, light, overshadowing) cannot be a
Permitted Development Rights	Unknown	Compliance with PDR cannot be determined without detailed drawings spec
Sustainability	Unknown	The sustainability aspects of the project (energy efficiency, materials, etc.) a

Design Quality

Status: Partially Compliant

Details: The provided site plan offers limited information on design aspects. Without detailed architectural drawings showing the materials, design of the roof addition, and overall aesthetic impact, it is impossible to definitively assess compliance with NPPF Para 130(b) (visually attractive) and Para 130(c) (sympathetic to local character). The plan suggests no significant detrimental impact, but further details are needed.

Recommendations:

- Submit detailed architectural drawings including elevations, cross-sections, and material specifications.
- Consider the local character and design guidance for the area to ensure the loft conversion blends harmoniously with its surroundings.

Residential Amenity

Status: Unknown

Details: The impact on residential amenity (noise, light, overshadowing) cannot be assessed without detailed drawings and a potential daylight/shadow analysis. NPPF Para 185 necessitates consideration of potential negative impacts on neighbours.

Recommendations:

- Conduct a daylight/shadow analysis to assess the impact on neighbouring properties.
- Submit a report detailing how the design mitigates potential impacts on residential amenity.

Permitted Development Rights

Status: Unknown

Details: Compliance with PDR cannot be determined without detailed drawings specifying the dimensions, volume, and height of the proposed loft conversion. The type of dwelling (terraced, semi-detached, detached) is also crucial for determining the relevant PDR criteria.

Recommendations:

- Provide detailed architectural drawings including accurate measurements and elevations. Clearly specify the type of dwelling.
- Seek pre-application advice from the Local Planning Authority to confirm whether the proposed loft conversion falls under permitted development rights or requires full planning permission.

Sustainability

Status: Unknown

Details: The sustainability aspects of the project (energy efficiency, materials, etc.) are not addressed in the provided documentation.

Recommendations:

- Include details on sustainable building materials and energy-efficient design features in the subsequent submissions. Consider a sustainability statement to demonstrate commitment to sustainable development.

AI Recommendations Summary

Based on the limited information provided, a conclusive assessment of planning compliance is not currently possible. The lack of detailed architectural drawings prevents a full evaluation against both the NPPF and PDR. Prior to submitting a planning application, it is strongly recommended to obtain detailed architectural drawings, including elevations, cross-sections, and material specifications. This will allow for a thorough assessment of compliance with design quality guidelines (NPPF Para 130), residential amenity considerations (NPPF Para 185), and the specific requirements of permitted development rights. Furthermore, seeking pre-application advice from the Local Planning Authority is crucial to ensure the project aligns with all relevant regulations and to avoid potential delays. A comprehensive assessment of sustainability features should be integrated into future submissions to demonstrate commitment to sustainable development.

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