

ARCHOPINION

AI Architectural Review Report

Project Information

Address:	128 CITY ROAD LONDON EC1V 2NX
Project Type:	Residential - New Build
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. All aspects of the proposed development must demonstrate compliance with these principles, considering visual amenity, local character, and potential impacts on the surrounding area. The presumption in favour of sustainable development applies, but only if all other criteria are met.
Relevant Policies: Para 126, Para 130, Para 134, Para 135, Para 185

Permitted Development Rights (PDR) - Technical Guidance

Key Considerations: The PDR provides exemptions for certain types of extensions, but strict dimensional and material limitations apply. Any proposed development exceeding these limitations would require full planning permission. The type of dwelling (detached, semi-detached, terraced) significantly impacts the permitted development rights available.
Relevant Policies: Class A, Class B, Class AA

Plan-by-Plan Review

Site Plan

Positives:

Areas for Consideration:

- The site plan is missing. A site plan is crucial for assessing the project's relationship to its surroundings, including neighbouring properties, access points, and the impact on local character. Without it, a comprehensive assessment of compliance is impossible.
- No information is provided on the existing building's characteristics (size, height, materials) hindering the assessment of permitted development rights or design compliance.

Compliance Notes: Unable to assess compliance with NPPF Para 130 (a-e) due to missing site plan information. Unable to determine if the proposal complies with Permitted Development Rights (PDR) without dimensions and building type.

Policy Compatibility Summary

Policy Area	Status	Details
Design Quality	Unable to Assess	The lack of architectural drawings and a site plan prevents a meaningful assessment of design quality against NPPF Para 126 and 130 (b). It is impossible to determine compliance with local character considerations (NPPF Para 130 (c)) without the context provided by a site plan and further architectural detail.
Sustainability	Unable to Assess	Sustainability considerations (NPPF Para 126) cannot be evaluated without information on materials, energy efficiency measures, and environmental impact. The impact of the development on existing residents (NPPF Para 130 (f) and Para 185) requires the site plan and additional information on noise and pollution.
Permitted Development Rights	Unable to Assess	Compliance with permitted development rights cannot be determined without the complete set of architectural drawings and a site plan showing building dimensions and location relative to boundaries and highways.

Design Quality

Status: Unable to Assess

Details: The lack of architectural drawings and a site plan prevents a meaningful assessment of design quality against NPPF Para 126 and 130 (b). It is impossible to determine compliance with local character considerations (NPPF Para 130 (c)) without the context provided by a site plan and further architectural detail.

Recommendations:

- Provide a complete set of architectural drawings, including detailed site plans, elevations, and cross-sections. These should clearly illustrate the building design's relationship to the surroundings.

Sustainability

Status: Unable to Assess

Details: Sustainability considerations (NPPF Para 126) cannot be evaluated without information on materials, energy efficiency measures, and environmental impact. The impact of the development on existing residents (NPPF Para 130 (f) and Para 185) requires the site plan and additional information on noise and pollution.

Recommendations:

- Provide documentation demonstrating the sustainable aspects of the development. This includes materials specifications, energy performance calculations, and a noise impact assessment.

Permitted Development Rights

Status: Unable to Assess

Details: Compliance with permitted development rights cannot be determined without the complete set of architectural drawings and a site plan showing building dimensions and location relative to boundaries and highways.

Recommendations:

- Provide precise dimensions of the proposed development and clarify the existing building type (detached, semi-detached, terraced) to assess PDR compliance.

AI Recommendations Summary

This review highlights the critical need for complete architectural drawings, including a detailed site plan, before a comprehensive assessment of planning compliance can be undertaken. The absence of this information prevents evaluation of design quality, sustainability, and compliance with permitted development rights. Furthermore, a thorough assessment needs to be conducted for potential impacts on noise and pollution (NPPF Para 185). Providing the necessary documentation will allow for a more precise analysis against relevant planning policies and regulations, ensuring compliance with the NPPF and PDR. This review should be considered a preliminary assessment pending submission of complete information.

Disclaimer: This AI-generated report is for informational purposes only and should not be considered as professional architectural or planning advice. Always consult with qualified professionals and your local planning authority before proceeding with any development.