

# 12 Adeline Place



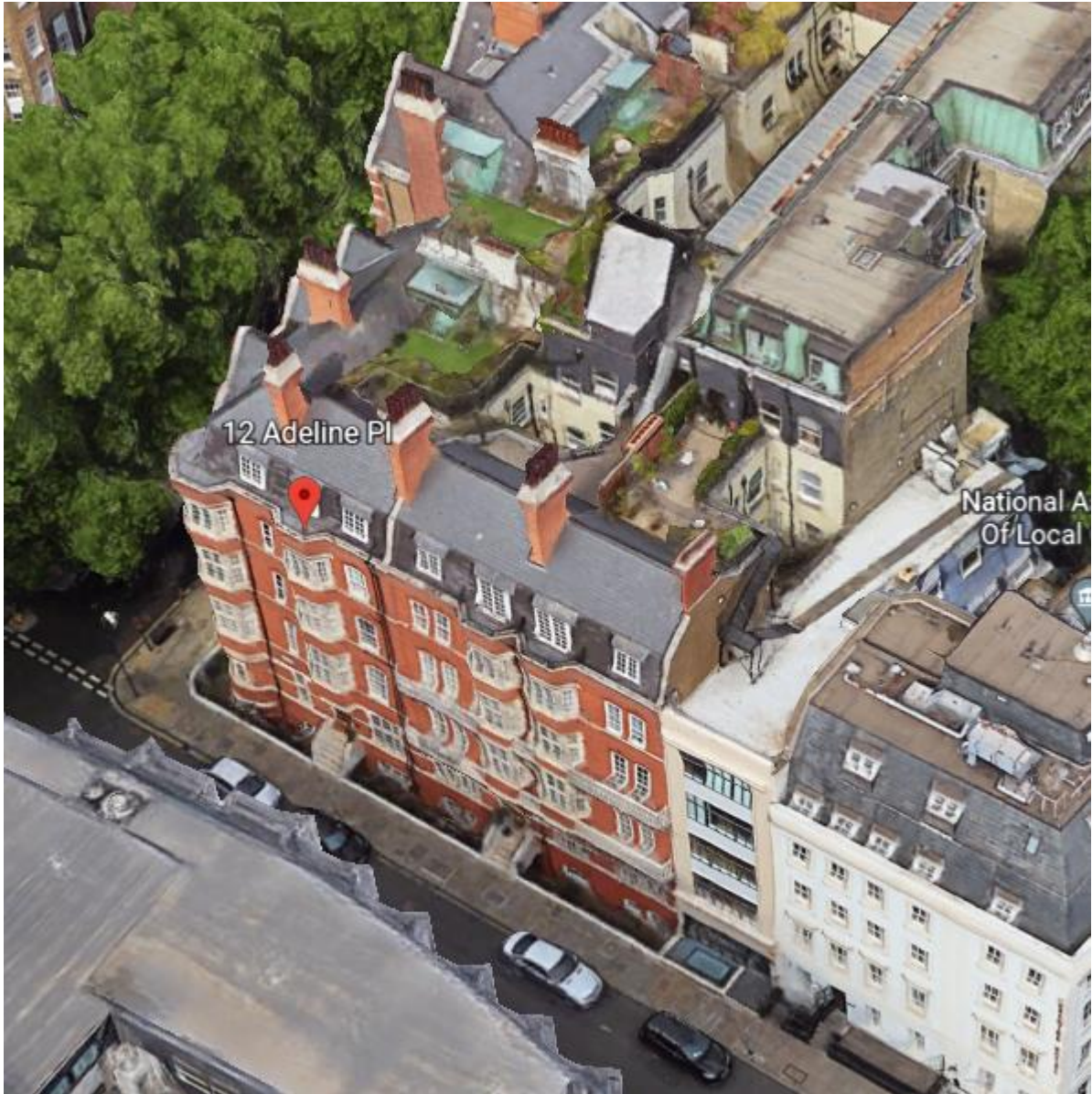
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2022/2556/P 12 (Flat A) Adeline Place – Plans and Drawings



Street View of no. 12 Adeline Place

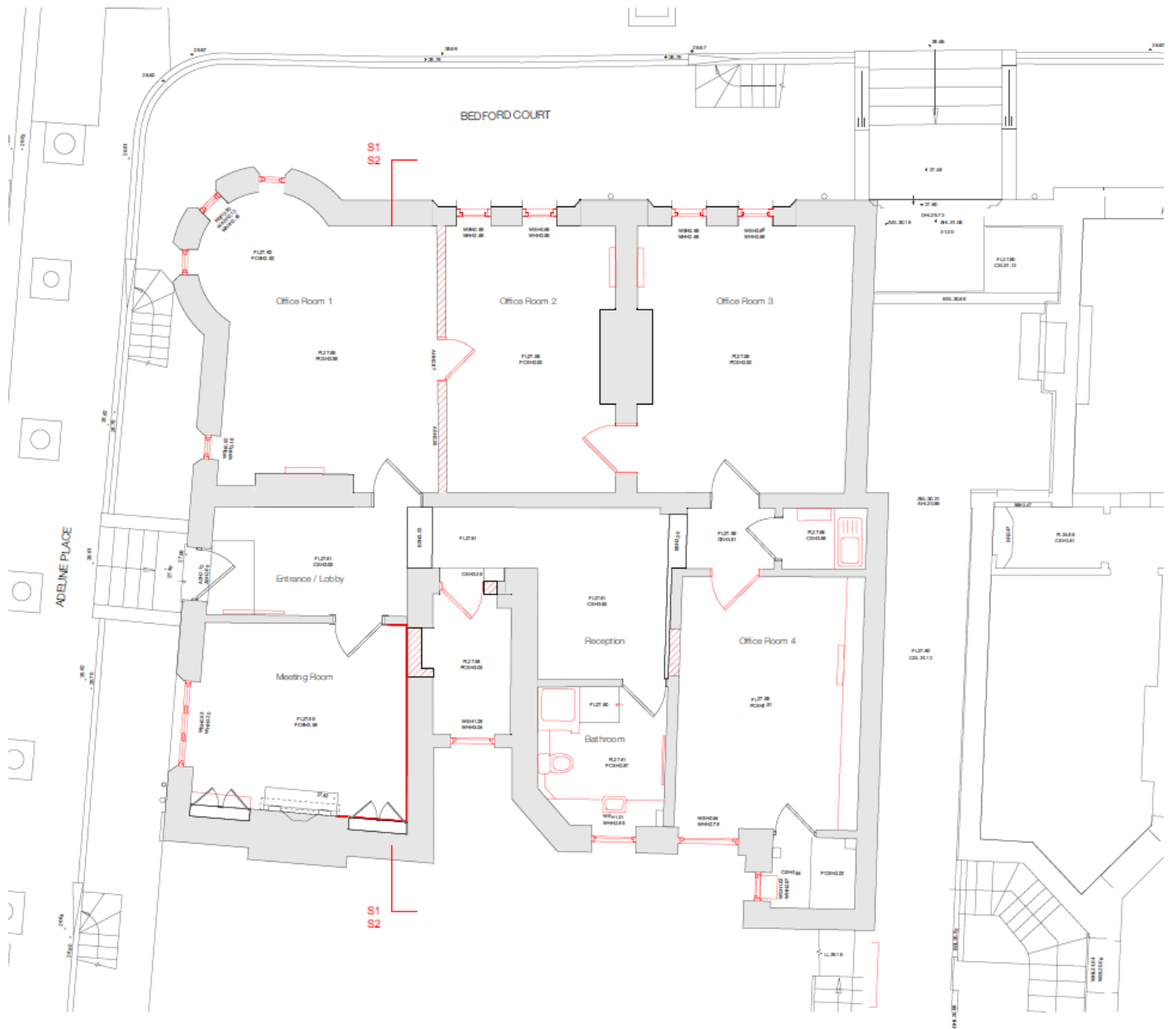




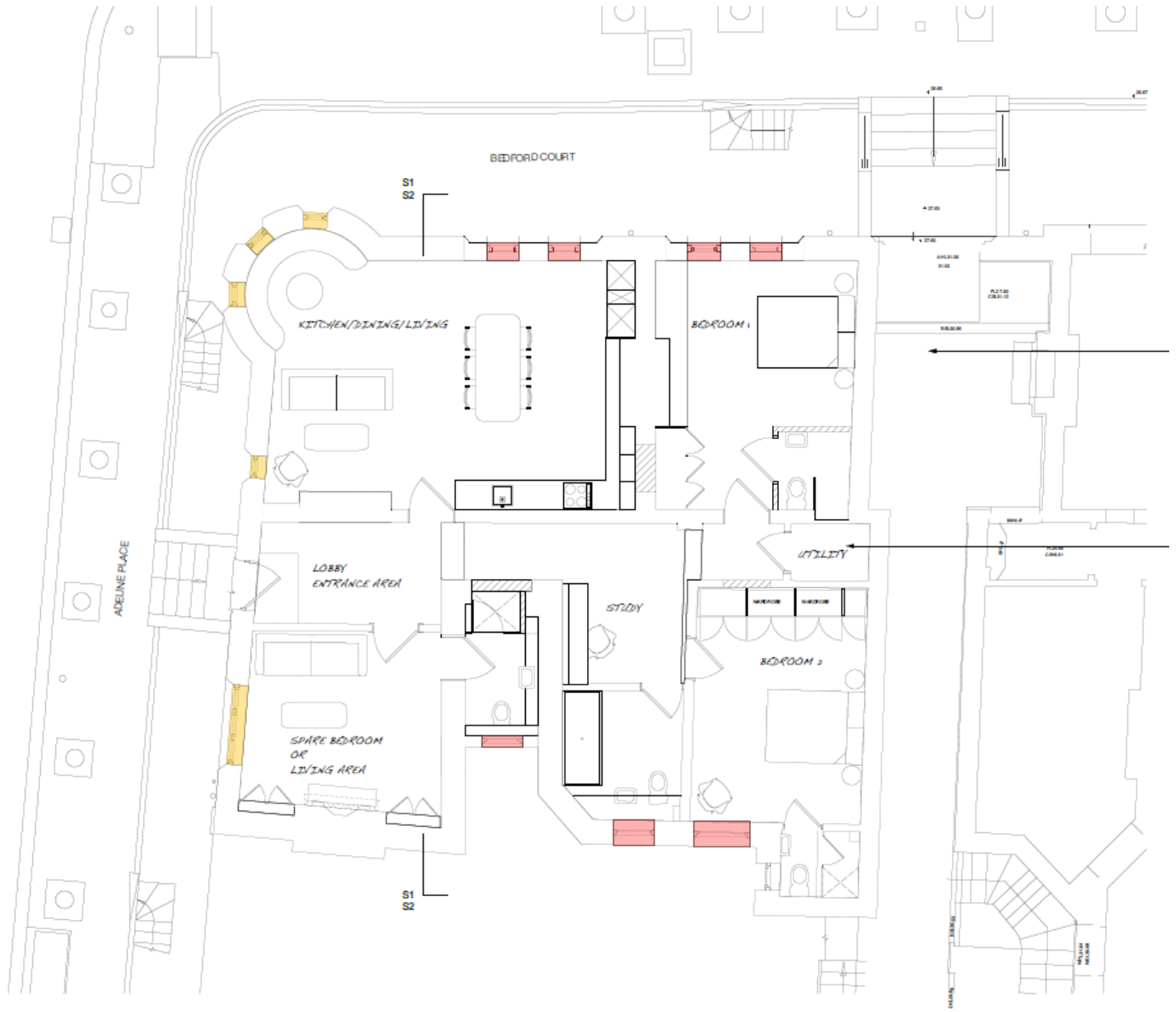
Birds Eye View of 12 Adeline Place



Elevation Plan



Existing Floor Plan – Office use



Proposed Floor Plan – Class C3 use

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>10/08/2022</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>10/08/2022</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Cameron Banks-Murray			2022/2556/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
12 Flat A Adeline Place London Camden WC1B 3AJ			See Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Change of use of raised ground floor from office (Class E) to residential (Class C3).				
<b>Recommendation(s):</b>		Grant conditional Planning Permission subject to a Section 106 Agreement		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Granting:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>04</b>	No. of objections	<b>02</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The site notice was displayed on 22/07/2022 (expiry 15/08/2022) and a press advert was published on 21/07/2022 (expiry 15/08/2022).</p> <p>Two (2) comments were received from neighbouring occupiers. One comment is in support of the application and the second queries details relating to noise insulation measures. These are summarised in section 6 below.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Two (2) responses were received from the Bloomsbury CAAC and Bloomsbury Association. The responses are summarised below.</p> <p>Loss of original windows</p> <ul style="list-style-type: none"> <li>Officer response: The proposed development has been amended to retain the existing windows following concerns raised by the CAAC and Conservation Officer. No changes are now proposed to the external building.</li> </ul> <p>Loss of Office use</p> <ul style="list-style-type: none"> <li>Officer response: The applicant has submitted sufficient marketing evidence in line with Policy E2. Officers have reviewed and the submitted marketing evidence is deemed acceptable.</li> </ul>					



## Site Description

The site forms the raised ground floor of Bedford Court Mansions, a 5-storey brick building located at the junction of Bedford Avenue and Adeline Place. The ground floor of the building is understood to be vacant and its lawful use as a Class E office. The upper and lower ground floor of the building are in residential (C3) use.

The site is located within the Bloomsbury Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

**2020/2658/P** - Change of use of raised ground floor flat from Office (Class B1a) to Residential (Class C3) and replacement of steel windows to provide 1 x 3-bed flat. **Withdrawn due to lack of marketing evidence.**

**2014/0033/P** - Replacement of single glazed steel windows with double glazed aluminium framed windows, installation of entrance uplighters, refurbishment to communal entrances and signage.

**Granted 12/06/2014**

## Relevant policies

**The National Planning Policy Framework 2021**

**The London Plan 2021**

**Camden Local Plan 2017**

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

E2 Employment premises and sites

H1 Maximising housing supply

H2 Maximising the supply of self-contained housing from mixed-use schemes

**Camden Supplementary Planning Guidance**

Housing CPG (2021)

Design CPG (2021)

Employment sites and business premises CPG (2021)

Amenity CPG (2021)

## Assessment

### 1. Proposal

1.1 The current application seeks permission for the change of use of the raised ground floor from Class E office to Class C3 residential, to create 1 no. 3B5P unit.

1.2 The assessment of this application can be split into the following sub-categories:

- Design and Heritage
- Loss of Employment space
- Provision of new housing
- Residential quality

### **2. Design and Heritage**

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policy D2 will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh the harm.

2.2 No external alterations are proposed. The host building is understood to be originally built and designed for residential use, and therefore it is considered that the principle of residential use is clearly established. The site is noted within the Conservation Area Appraisal as located in Sub-Area 8 which is noted to be predominantly commercial, however the appraisal notes that residential accommodation generally takes the form of mansions in this location. In this context, it is considered that the character of the Bloomsbury Conservation Area would be preserved by converting the unit back into a residential unit. The Council's Conservation officer has reviewed the application and confirmed the proposed change of use will be in keeping with its surroundings and is considered acceptable.

2.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3. Loss of Commercial Space**

3.1 Policy E2 seeks to protect the loss of commercial floorspace to non-commercial uses by ensuring satisfactory marketing evidence is provided to justify the loss. Policy E2 also requires applications to demonstrate that the site or building is no longer suitable for its existing business use; and that the possibility of retaining, re-using or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.

3.2 The applicant has submitted marketing evidence starting from January 2021. The evidence provided states that the property was marketed at an appropriate rate and listed via established marketing sites and advertisements. It is understood that one offer was received but consequently withdrawn by the perspective purchaser. Further, in line with criteria a of policy E2, the site's location within an entirely residential building, it is considered that the continued business use is no longer appropriate to the building's primary use as a residential development.

3.3 The Council have reviewed the submitted marketing evidence and are satisfied that the commercial unit has been marketed in line with the requirements of Policy E2 and therefore

considered acceptable.

#### **4. Provision of new residential floorspace**

4.1 The Council considers new housing as a priority land use and the provision of a new self-contained dwelling accords with policies G1 (Delivery and location of growth) and H1 (Maximising housing supply). Paragraph 2.13 of the Local Plan states that 'The Council will encourage the provision of a mix of uses in suitable locations and expect development proposals of an appropriate size in town centres to contribute towards meeting Camden's pressing need for self-contained housing. Policy H1 also states that "where sites are underused or vacant, the Council will expect the maximum reasonable provision of housing that is compatible with any other uses needed on the site." The proposal is considered to be in line with this policy requirement.

4.2 Policy H4 states that the Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm or above.

4.3 A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home. The proposed development seeks the total addition of 142sqm, and therefore an affordable housing payment-in-lieu will be sought. This payment will be secured by a S106 agreement.

#### **5. Residential Quality**

5.1 Policy D6 of the London Plan states that all new housing developments should be of high-quality design, and provide sufficient space standards, with comfortable and functional layouts which are fit for purpose and meet the needs of residents. Further, Policy D1 of the Local Plan seeks to ensure that residential development (including change of use) is fully self-contained and has its own secure private entrance; has good ceiling heights and room sizes; is dual aspect and provides sufficient natural light and ventilation. Paragraph 7.32 of the Local Plan requires residential development to include permanent partitions between eating and sleeping areas; includes good storage space; and is accessible and adaptable for a range of occupiers.

5.2 It is understood that the domestic refuse storage will be stored in the existing building by means of a secure communal refuse system.

5.3 The proposed residential unit has been assessed against these policies and it is considered to be in excess of national space standards and incorporates dual aspect. The layout of the residential apartments includes separated areas for the bedrooms and has its own private access from Adeline Place. Therefore, the residential layout is considered acceptable.

#### **6. Amenity**

6.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

6.2 No additions or extensions are proposed. As such, there would be no impacts on the light or outlook of any neighbouring properties. Also, no new windows, terraces or balconies would be created that would be any nearer to any neighbouring rooms or gardens. It is therefore considered that the proposed use and layout would not result in any undue noise or disturbance for any neighbouring occupiers.

## **7. Conclusion**

7.1 The proposed change of use is considered acceptable in terms of its design, impact on heritage assets and in justifying the loss of the commercial space. The proposals are therefore in general accordance with policies D1, D2, and E2 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and NPPF 2021.

## **8. Recommendation**

8.1 Grant conditional planning permission subject to a Section 106 agreement.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13<sup>th</sup> February 2023 , nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/2556/P  
Contact: Cameron Banks-Murray  
Tel: 020 7974 2078  
Email: Cameron.Banks-Murray@camden.gov.uk  
Date: 7 February 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Boyer Planning  
2nd Floor, 24 Southwark Bridge Road  
London  
SE1 9HF

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**12 Flat A**  
**Adeline Place**  
**London**  
**Camden**  
**WC1B 3AJ**

# DECISION

Proposal:  
Change of use of raised ground floor from office (Class E) to residential (Class C3).  
Drawing Nos: AP-E-001; AP-E-100; AP-E-002; AP-E-200; AP-P-101; PH-EP-201; and AP-P-202.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: AP-E-001; AP-E-100; AP-E-002; AP-E-200; AP-P-101;

PH-EP-201; and AP-P-202.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer