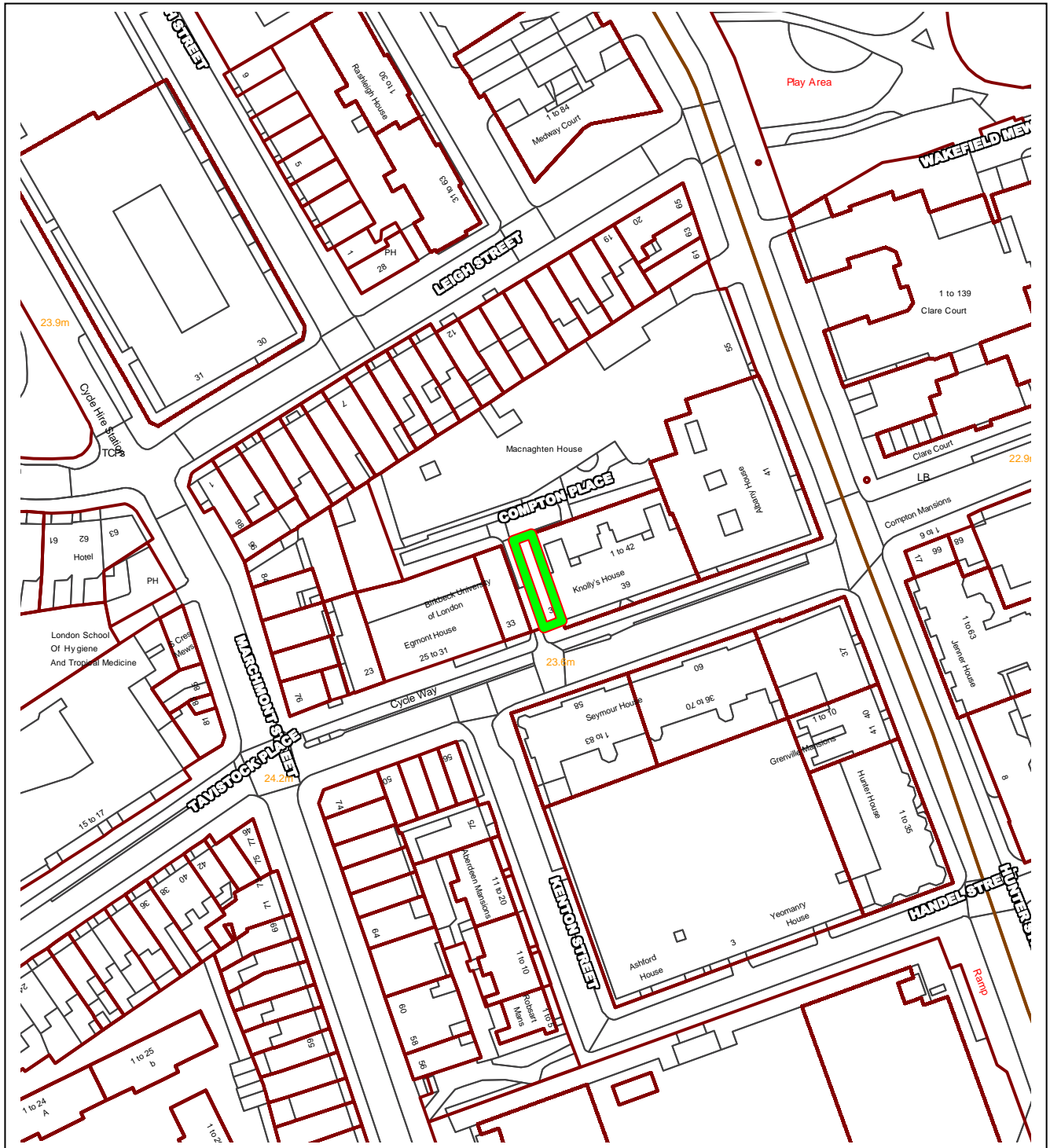


2021/5553/P – 37 Tavistock Place



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Existing side elevation:



Proposed side elevation:



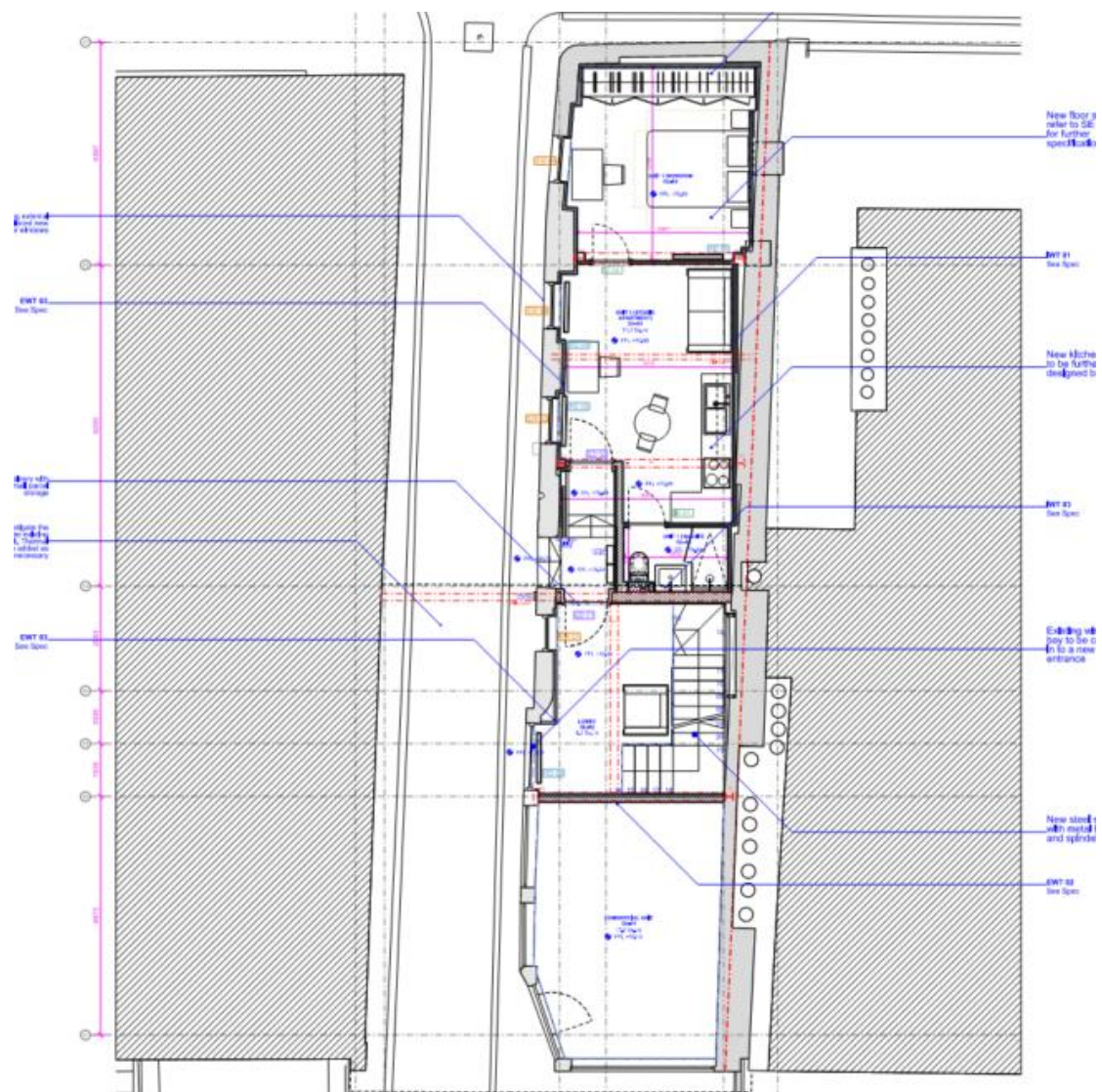
Existing rear elevation:



Proposed rear elevation:



Proposed floor plan layout:



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		06/01/2022	
		N/A / attached		Consultation Expiry Date:		11/03/2024	
Officer				Application Number(s)			
Brendan Versluys				2021/5553/P			
Application Address				Drawing Numbers			
37 Tavistock Place London WC1H 9SE				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Part change of use from hostel floorspace (Sui Generis) to a self-contained residential dwelling (Class C3); external alterations to the rear and side elevations, including; replacement of rear elevation windows with double glazed windows, installation of door and ventilation window to rear elevation, new ventilation windows to side elevation, replacement of existing side elevation door with a new door with fanlight.</p>							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notice(s) were displayed near to the site on the 06/01/2022 (consultation end date 30/01/2022). A press notice was advertised 13/01/2022 (consultation end date 06/02/2022).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Bloomsbury CAAC:	<p>A letter of objection on behalf of the Bloomsbury CAAC was received on 02/02/2022.</p> <p><i>On behalf of the BCAAC I object to the proposed rearrangement and replacement of the windows to the rear elevation. At the moment the rather haphazard arrangement reflects the history of the Victorian building and is characteristic of the type.</i></p> <p><i>Also the variety of the patterns of the glazing bars, particularly for the closet wing extension, is historically correct while the 8 over 8 and 6 over 6 sash windows are too fussy. We also question the detailed construction of the proposed windows (are they double glazed? do they have proper timber mullions and individual panes of glass?).</i></p> <p><i>Furthermore, we regret the loss of the rather fine fenestration of the shop front down the passage and the insertion of a door of inappropriate style.</i></p> <p><i>Finally, we doubt that the reformed openings and arches above the windows would be built to anything like the standards of the originals.</i></p> <p><u>Officer's response:</u></p> <p>Design and heritage effects are assessed in section 4 of this report. The proposal has been amended such that the glazing pattern and openings of the existing rear window fenestration will remain unchanged.</p>			

Site Description

The proposal relates to a part of existing hostel accommodation ('The Generator') which is accessed from a side passage to and is positioned parallel to Tavistock Place.

The site lies within the Bloomsbury Conservation Area and is identified in the Bloomsbury Conservation Area Appraisal and Management Strategy as a positive contributor.

Relevant History

The planning history for the application site can be summarised as follows:

2019/3859/P - Change of use from ancillary hostel use to coffee shop (A1). **Granted 06/11/2019**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- E3 Tourism
- H1 Maximising housing supply
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

The application seeks to convert part of the building from hostel accommodation to a residential dwelling, and undertake external alterations, comprising:

- replacement of rear and side elevation windows with double glazed windows;
- replacement of existing side elevation door with a new panelled timber front door with fanlight;
- new high-level ventilation windows, at the rear and side elevation windows, to serve the common room for the existing hostel accommodation at basement level.

The proposed part conversion of hostel (Sui Generis) to residential (Class C3) floor space would provide for a one bedroom unit.

Revisions

The following revisions have been made to the proposed dwelling house, after concerns were raised by Council Officers:

- No changes are proposed to the shopfront windows
- The glazing pattern and openings of the existing rear window fenestration will remain unchanged.

2. Assessment

The principal considerations material to the determination of this application are as follows:

- Land use
- Design and Heritage
- Transport
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3. Land use

Loss of hostel floor space

3.1. Policy E3 recognises the importance of the visitor economy in Camden and supports tourism development and visitor accommodation. Specifically, the policy seeks to protect existing visitor accommodation in appropriate locations.

3.2. The existing site is considered an appropriate location for hostel accommodation, being located in a central area of Bloomsbury. In this instance the proposal would result in the loss of a very small proportion of the existing hostel accommodation which is currently used as ancillary space at the site. The main hostel building at the rear of site, which comprises a large approximate six level building, would remain as hostel accommodation. The loss of the hostel accommodation would also be offset by the other internal works proposed, which include refurbishing the disused lower ground floor space, to provide communal facilities for the hostel accommodation to remain at the upper floors, thereby providing for higher quality hostel accommodation than the existing situation. The proposed change of use at the ground floor is not considered to compromise the use of the building as a hostel in any way.

3.3. Therefore, the conversion of the existing hostel ground floor space to residential use, is considered acceptable.

Provision of housing

- 3.4. Policy H1 of the Local Plan states that self-contained housing is the priority land use for the Council. The proposed part change of use to provide a self-contained flat is in accordance with Policy H1. Tavistock Place generally has a residential character, with many of the existing buildings having been converted to a mix of residential and non-residential uses over the intervening years. The proposed dwelling would therefore appropriately integrate within the context of the existing environment.
- 3.5. Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, table 1 of the policy considers 1 bedroom/studios to have a lower priority, 2 and 3 bedroom units to be of high priority and 4 bedroom or more to be of lower priority. The proposal would provide a one bedroom dwelling, which while not being identified as a high priority typology, is the typology which can reasonably be accommodated within the floor space to be converted, and would nonetheless provide for additional housing.
- 3.6. The floor area of the proposed dwelling would be 31m², which is less than the Nationally Described Space Standards minimum requirement of 39m² for a one bedroom, 1 x bed space dwelling. Therefore, the unit could be classified as a Studio. Despite the shortfall in the required floor area, the floor plan layout shows that adequate and comfortable space is provided to accommodate a kitchen, dining table, couch, and desk within the living area. A bed as well as storage space can comfortably be accommodated within the bedroom. While no dedicated storage space is provided, additional storage space could be provided under the bed for storage.
- 3.7. Acceptable levels of outlook would be provided for the bedroom and living area. The bedroom and living area would also have adequate access to sunlight and daylight.
- 3.8. While the unit is not provided with any dedicated outdoor living space, this is a constraint of the existing building envelope and the provision of dedicated outdoor living space is not considered necessary in this instance, in addition noting the site is in convenient walking distance to publicly accessible outdoor recreation spaces.
- 3.9. For these reasons above, the proposed unit is considered to provide an acceptable standard of accommodation for future occupants and would be in accordance with policies H6 and D1.

4. Design and Heritage

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 4.2. With regard to the proposed replacement double glaze windows, the upgrade of single pane windows to double glaze windows is generally in principle considered acceptable and appropriate to non-listed buildings in conservation areas. This element of the works would otherwise be unobtrusive and the replacement windows would match the existing in terms of materiality, colour and style.
5. The replacement of existing side elevation door with a new panelled timber front door with fanlight is a minor change to the side elevation. The replacement door with fanlight would be appropriate

to the materiality and form of the existing building. The fanlight would also include an arched lintel, consistent with the arched lintel over the adjacent ground floor windows, and match the height of the adjacent windows. Therefore, there would be little perceptible change with the introduction of the fanlight compared to the existing situation.

6. Lastly, the proposed ventilation windows and rear elevation fire escape door are also a minor change to the side and rear elevations, and do not comprise the visual appearance of these elevations. While these are utilitarian elements, these elements are very small in the context of the wider elevation and are positioned at low levels, away from the sash windows and other traditional fenestration, and positioned on blank areas of wall.
7. Council's Conservation Officer has considered the CAACs comments and the proposal and due to the proposed changes being minor in form raised no concerns with the proposed works.
- 7.1. Overall, the proposed external alterations are relatively unobtrusive and sympathetic to the existing building, and character and appearance of the Bloomsbury Conservation Area and setting of the listed building overall will be retained. As such the proposal is considered acceptable.
- 7.2. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16, s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

8. Transport

- 8.1. Policy T2 requires all new residential developments in the borough to be car-free. Parking is only considered for new residential developments where it can be demonstrated that the parking to be provided is essential to the use or operation of the development (e.g. disabled parking). It should be noted that Policy T2 is wide ranging and is not merely about addressing parking stress or traffic congestion. It is more specifically aimed at improving health and wellbeing, encouraging and promoting active lifestyles, encouraging and promoting trips by sustainable modes of transport (walking, cycling and public transport), and addressing problems associated with poor air quality in the borough. Thus, car-free housing is required in the borough, regardless of any parking stress that may or may not locally exist.
- 8.2. No dedicated onsite car parking is proposed for the new dwelling. As the proposal includes the provision of a new residential unit, the new unit is required to be car free. The applicant has agreed for the dwelling to be 'car free', which would exclude the owner/occupier from obtaining any on-street parking permit for the dwelling. The 'car free' provision would be secured via a s106 legal agreement.
- 8.3. While it is understood no on-site cycle parking would be provided for the new dwelling, as the proposed dwelling would be formed from existing floor space, it would not be considered necessary to secure a cycle parking contribution as part of the works.
- 8.4. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Given the limited scope of external works, it considered the works can be undertaken without the need for a Construction Management Plan. Overall, construction effects would be acceptable and are not required to be managed via a CMP.

9. Amenity

- 9.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting

permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

9.2. The proposed works would not create any new opportunities for overlooking. Additionally, the proposal does not involve any increase in the building footprint, as such there are no impacts in relation to sunlight/daylight effects.

9.3. On the basis of the above, the proposal would result in acceptable amenity effects.

10. S106 Legal agreement

- New dwelling to be 'car free'

11. Recommendation

11.1. Grant conditional Planning Permission subject to a s106 legal 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 22nd April 2024, 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 and search for 'Members Briefing'.

Application ref: 2021/5553/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Date: 15 April 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Panorama Design & Property Limited
32 Fowey Avenue
Ilford
London
IG4 5JT

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
37 Tavistock Place
London
WC1H 9SE

DECISION
Proposal:
Part change of use from hostel floorspace (Sui Generis) to a self-contained residential dwelling (Class C3); external alterations to the rear and side elevations, including; replacement of rear elevation windows with double glazed windows, installation of door and ventilation window to rear elevation, new ventilation windows to side elevation, replacement of existing side elevation door with a new door with fanlight.

Drawing Nos: (02)_000; (01)_100; (01)_101; (01)_102; (01)_300; (01)_301; (01)_302;
(03)_100, rev A; (02)_301; (02)_302, rev B; (02)_099

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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- (02)_000; (01)_100; (01)_101; (01)_102; (01)_300; (01)_301; (01)_302; (03)_100, rev A; (02)_301; (02)_302, rev B; (02)_099

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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).

- 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) 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

Supporting Communities Directorate