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Dear Ms Smith

39, 42 – 43 STORE STREET, WC1E 7DB

On behalf of The Bedford Estates, freeholder of the buildings, and further to the discussions with you, planning permission is sought for:

“Use of the first, second and third floors of the three properties as five self contained residential units (an increase of four residential units over existing) comprising one studio flat, one 2 bedroom maisonette and three 2 bedroom flats together with roof top plant.”

This application provides the off-site residential accommodation required in conjunction with the current planning application for 50 – 51 Russell Square (Your ref: 2023/5470/P) for:

“Refurbishment of existing building including new facade treatment; erection of replacement roof extension; reopening of lightwell to front and reconfiguration of entrance area; demolition of two storey outrigger and replacement with three storeys plus plant enclosure; single storey rear infill extension to existing car park; erection of full height stair rear core extension.”

It is anticipated that the delivery of this residential accommodation would be secured through a s106 Agreement in conjunction with 50 – 51 Russell Square.

The application comprises the completed form, this Cover letter and:

- Location / Site plan at 1:1250 scale
- Existing, Demolition and Proposed floor plans
- Design and Access Statement
- Noise Impact Assessment

Five residential units are proposed but there is already one existing. Since the increase is four, it falls below the threshold above which a construction management plan and an energy statement are required.

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1. THE BUILDINGS

39, 42 – 43 Store Street comprise 3 three-storey mid terrace buildings separated by Nos 40 and 41 within the Bloomsbury Conservation Area but they are not listed. All have ground floor retail units with the upper storeys accessed via a separate entrance door and stair case.

There is no relevant planning history of any of the upper floors other than that planning permission was granted in 1995 but not implemented for change of use and conversion of the first, second and third floors of Nos 42 and 43 to a single family dwelling.

2. THE APPLICATION

39 Store Street

This currently consists of ground floor retail (60 sqm) and offices (129 sqm) on first, second and third floors.

It is proposed to convert the upper floors offices to a first floor studio flat (37 sqm) and a 2 bedroom maisonette on the second and third floors (81 sqm).

42 and 43 Store Street

No 42 currently consists of ground floor retail (61 sqm) and offices (122 sqm) on first, second and third floors.

No 43 also has retail on the ground floor (38 sq) but a 2 bedroom maisonette on the upper floors (129 sqm including ground floor access).

It is proposed to convert the upper floors and remove the stair core in No 43 to enable the lateral combination of Nos. 42 and 43 to provide three 2 bedroom flats, one on each floor (total 224 sqm). The flats will be accessed via the retained stair core in No 42,

The proposed residential total is therefore 343 sqm (119 sqm in 39 Store St and 224 sqm in the combined Nos 42 and 43).

There is also a small commercial increase to the retail unit at No 43 of 7 sqm from the removed access staircore.

3. ASSESSMENT

Residential Mix

The proposals provide five residential units (an increase of four), with a mix of one studio flat, one 2 bedroom maisonette and three 2 bedroom flats.

All units comply overall with the National Space Standards and London Plan Standards although, due to the limitations of the existing building fabric and internal (presumed load-bearing walls), the secondary bedroom in Nos. 42 and 43 are slightly smaller than the required London Plan area though exceeding National Space Standards.

Off Site Residential

This application provides the off-site residential accommodation required by Policy H2 of the Local Plan and the Camden Planning Guidance Housing in conjunction with the current planning application for the office refurbishment and extension at 50 – 51 Russell Square (Your ref: 2023/5470/P). It is anticipated that the delivery of this residential accommodation would be secured through a s106 Agreement alongside 50 – 51 Russell Square.

The existing maisonette in 43 Store St is 129 sqm. The proposals result in a residential total of 343 sqm (119 sqm in 39 Store St and 224 sqm in the combined Nos 42 and 43).

The overall result at Store Street is a loss of offices of 129 sqm (No 39) + 122 sqm (No.42) = 251 sqm and a residential increase of 119 sqm (No 39) + 95 sqm (Nos 42 and 43) = 214 sqm.

Together with the 399 sqm office increase at Nos 50-51 Russell Sq, the overall consequence over both sites would be:

Net office increase: $399 - 251 \text{ sqm} = 148 \text{ sqm}$

Net residential increase: $343 - 129 \text{ sqm} = 214 \text{ sqm}$

A comprehensive Floorspace Schedule is provided.

On this basis, the proposals amply comply with Policy H2 of the Local Plan and the Camden Planning Guidance Housing..

Roof Top Plant and Sustainability

The roofscape of the terrace is a flat roof hidden behind a parapet wall with the exception of No 43 which has a 'gambrel' pitched roof form and mansard windows.

Each residential unit will be supplied from a Air Source Heat Pump located on the flat roof behind the parapet and adjacent to the existing chimney stacks. This to limit their visibility and provide noise screening. They will be capable of providing a heating efficiency COP of 5.1 (at 7oC / 35oC) and a hot water efficiency COP of 3.3, equating to approximately five and three times more efficient than the existing gas based systems. Moreover, there are no gas emissions from heat pumps.

The nearest residential neighbours are the upper floor of the houses to the rear in Gower Mews. The Noise Impact Assessment explains that a baseline noise survey was undertaken to establish the background noise against which the proposed plant is assessed.

It concludes that no additional mitigation measures are necessary and that:

“The cumulative noise emission levels from the proposed plant have been assessed to be compliant with the plant noise emission limits.

The proposed scheme is not expected to have a significant adverse noise impact and the relevant plant noise requirements have been shown to be met.”

Waste

Due to limitations of the existing buildings, household waste will be stored internally and taken by residents outside in line with current weekly collections for general rubbish, food waste and domestic recycling.

Cycle Parking

Due to the limitations of the existing buildings and their accessibility, cycle parking cannot be provided for the units. There are several 'Sheffield' and 'M' stands in the vicinity.

4. CONCLUSION

This application provides the off-site residential accommodation required in conjunction with the current planning application for the refurbishment and extension of offices at 50 – 51 Russell Square (Your ref: 2023/5470/P).

Five residential units are proposed (an increase of one over existing) in a mix of one studio flat, one 2 bedroom maisonette and three 2 bedroom flats. It is anticipated that the delivery of this residential accommodation would be secured through a s106 Agreement in conjunction with 50 – 51 Russell Square.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Dyke", with a long horizontal flourish extending to the right.

John Dyke
Director