
Planning Statement

7 JOHN STREET, HOLBORN, WC1N 2ES
NOVEMBER 2024

PREPARED FOR B&K INVESTMENTS LTD

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Appendix 1 – Site Location Plan

Hybrid Planning & Development Ltd.

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Hybrid Planning & Development Limited ('Hybrid'), on behalf of our client B&K Investments Ltd ('the applicant'), in support of an application made under Section 73 of the Town and Country Planning Act 1990 (as amended), to secure an amendment to the approved drawings under application: 2019/6378/P. A separate Listed Building Consent Application is submitted to the London Borough of Camden ('the Council'), both of which are related to 7 John Street ('the site'). A site location plan showing the application site outlined in red is enclosed at **Appendix 1**.

1.2 The applicant is seeking planning permission for:

"Variation of condition no. 2 (approved plans) of permission LPA ref: 2019/6378/P granted 04/05/2024 for the Change of use of a Grade II listed building from an office (Class B1) and a residential flat (Class C3) to a single family dwelling house (Class C3); to allow the reconfiguration of the existing building and to enable its use as a dwelling house."

1.3 The applicant is also seeking listed building consent for the following:

"Minor internal and external works, the provision of bin and bike storage, and associated works."

1.4 While finalising the drawings and supporting documents for submission, the building was unfortunately broken into by squatters, which resulted in some damage. Below is a detailed timeline of the events:

- **03/09:** At 2am, the applicant was notified that squatters had occupied the property. Immediate steps were taken to address the situation, but the presence of the squatters persisted.
- **29/10:** After several weeks of unsuccessful attempts to resolve the issue, a court-ordered Interim Possession Order (IPO) was served to the occupants, informing them that they were required to vacate the premises within 24 hours.
- **30/10:** By 2pm, the occupants had vacated the property as mandated by the IPO.

1.5 The applicant is fully committed to reinstating any damaged elements to their original condition, ensuring that the building's integrity and heritage are preserved.

Submission Documents

- 1.6 This Planning Statement has been prepared to consider the proposed development against the statutory development plan, and all relevant planning considerations. The Statement should be read in conjunction with the following documents and drawings:

Table 1.1 – Planning Documents

Document	Consultant
Application Form and Certificates	Hybrid Planning & Development
Application Covering Letter	Hybrid Planning & Development
CIL Additional Information Requirement Form	Hybrid Planning & Development
Planning Statement (this document)	Hybrid Planning & Development

Table 1.2 – Drawings and Plans

Dwg no.	Rev	Title	Scale
n/a	01	Drawing Issue Sheet	n/a
344/LP/1.001	OR	Location Plan	1:1250 @ A3
344/EX/1.001	A	Existing Site Plan – Basement Floor	1:100 @ A2
344/EX/1.002	A	Existing Site Plan - Ground Floor	1:100 @ A2
344/EX/1.00	A	Existing Basement Floor Plan	1:50 @ A2
344/EX/1.01	A	Existing Ground Floor Plan	1:50 @ A2
344/EX/1.02	A	Existing First Floor Plan	1:50 @ A2
344/EX/1.03	A	Existing Second Floor Plan	1:50 @ A2
344/EX/1.04	A	Existing Third Floor Plan	1:50 @ A2
344/EX/1.05	A	Existing Roof Plan	1:50 @ A2
344/EX/2.00	A	Existing Section A-A	1:50 @ A2
344/EX/3.00	A	Existing Front Elevation	1:50 @ A2
344/EX/3.01	A	Existing Rear Elevation	1:50 @ A2
344/EX/10.01	B	Existing Internal Elevations - Room 1	1:50 @ A2
344/EX/10.02	B	Existing Internal Elevations - Room 2	1:50 @ A2
344/EX/10.03	B	Existing Internal Elevations - Room 3	1:50 @ A2
344/EX/10.04	B	Existing Internal Elevations - Room 4	1:50 @ A2
344/EX/10.05	B	Existing Internal Elevations - Room 5	1:50 @ A2
344/EX/10.06	B	Existing Internal Elevations - Room 6	1:50 @ A2

Dwg no.	Rev	Title	Scale
344/EX/10.07	B	Existing Internal Elevations - Room 7	1:50 @ A2
344/EX/10.08	B	Existing Internal Elevations - Room 8	1:50 @ A2
344/EX/10.09	B	Existing Internal Elevations - Room 9	1:50 @ A2
344/EX/10.10	B	Existing Internal Elevations - Room 10	1:50 @ A2
344/EX/10.11	B	Existing Internal Elevations - Room 11	1:50 @ A2
344/EX/10.12	B	Existing Internal Elevations - Room 12	1:50 @ A2
344/PA/1.001	F	Proposed Site Plan - Basement Floor	1:100 @ A2
344/PA/1.002	F	Proposed Site Plan – Ground Floor	1:100 @ A2
344/PA/100	H	Proposed Basement Plan	1:50 @ A3
344/PA/101	H	Proposed Ground Floor Plan	1:50 @ A3
344/PA/102	H	Proposed First Floor Plan	1:50 @ A3
344/PA/103	H	Proposed Second Floor Plan	1:50 @ A3
344/PA/104	I	Proposed Third Floor Plan	1:50 @ A3
344/PA/105	G	Proposed Roof Plan	1:50 @ A3
344/PA/200	E	Proposed Section AA	1:50 @ A3
344/PA/201	D	Proposed Section BB	1:50 @ A3
344/PA/202	E	Proposed Section CC	1:50 @ A3
344/PA/203	E	Proposed Section DD	1:50 @ A3
344/PA/3.00	B	Proposed Front Elevation	1:50 @ A2
344/PA/3.01	B	Proposed Rear Elevation	1:50 @ A2
344/LBC/1001	F	Proposed Internal Elevations Room 1	1:50 @ A3
344/LBC/1002	G	Proposed Internal Elevations Room 2a	1:50 @ A3
344/LBC/1003	F	Proposed Internal Elevations Room 2b	1:50 @ A3
344/LBC/1004	E	Proposed Internal Elevations Room 3	1:50 @ A3
344/LBC/1005	E	Proposed Internal Elevations Room 4	1:50 @ A3
344/LBC/1006	E	Proposed Internal Elevations Room 5	1:50 @ A3
344/LBC/1007	F	Proposed Internal Elevations Room 6	1:50 @ A3
344/LBC/1008	E	Proposed Internal Elevations Room 7	1:50 @ A3
344/LBC/1009	G	Proposed Internal Elevations Room 8	1:50 @ A3
344/LBC/1010	F	Proposed Internal Elevations Room 9	1:50 @ A3
344/LBC/1011	F	Proposed Internal Elevations Room 10	1:50 @ A3

Dwg no.	Rev	Title	Scale
344/LBC/1012	F	Proposed Internal Elevations Room 11	1:50 @ A3
344/LBC/1013	F	Proposed Internal Elevations Room 12	1:50 @ A3
344/LBC/1014	F	Proposed Internal Elevations Room 13	1:50 @ A3

Table 1.3 – Supplementary Documentation

Document	Consultant
Design and Access Statement	Glas Architects
Heritage Statement	Palmer Heritage
Scope of Works (344_DOC_10.00_B)	Glas Architects
Site Photographs (344_Photo Doc_10.00_A)	Glas Architects
Site Photo Directory (344_PHOTO DOC_10.01_A)	Glas Architects
Site Visit Notes (344_SK_240510)	Glas Architects

- 1.7 This statement provides a description of the application site and the surrounding area, and comments on the site's planning history in Chapter 2. Chapter 3 provides a summary of the development proposals, with Chapter 4 detailing the relevant planning policy. Chapter 5 sets out the planning and design assessment, including the heritage considerations. Chapter 6 draws together the concluding thoughts.
- 1.8 Overall, this proposal is considered to represent a form of development that is sustainable and accords with the relevant planning policy. In light of this, the proposal should be considered favourably by the Council, in accordance with the NPPF.

2.0 APPLICATION SITE AND SURROUNDINGS

Site Description

- 2.1 The application site is located on the east side of John Street and comprises a vacant property which has been recently subject to an application to secure the change of use from office (Use Class E) to residential use (Use Class C3) for the whole building via planning application ref: 2019/6378/P. The property is a 4 storey mid terrace building comprised of multi-coloured stock brick. The majority of the neighbouring buildings are in residential use, with the exception of the Ambassador's Office (Embassy of the Republic of Kosovo) at No. 8 John Street and the Lady Ottoline public house on the corner, fronting Northington Street.
- 2.2 The property is a Grade II listed building and falls within the Bloomsbury Conservation Area. There is a TPO tree in the rear garden of the immediately neighbouring building of 8 John Street.
- 2.3 In terms of accessibility, the site has a Public Transport Accessibility Level (PTAL) of 6a which is a high accessibility rating. Russell Square and Chancery Lane Underground Stations are both located within a 10-minute walk, and Holborn Station and Farringdon Station can both be accessed within a 15-minute walk from the site. A number of bus stops are in close proximity to the site, along Theobalds Road, with frequent services to other areas of central London.
- 2.4 The site is located within flood zone 1 and as such has a low probability of flooding from rivers and the sea.

Planning History

- 2.5 The following applications are considered to be the most relevant to the site and the proposals:
- LPA ref: HB1874 - Internal alterations to offices on basement, ground, 1st and 2nd floor levels and to provide flat on 3rd floor 2. Removal of render on front elevation and formation of new portico. Approved 29 June 1978.
 - LPA ref: 26221 – The erection of a new portico and conversion works to provide office accommodation on basement, ground, 1st&2nd floor levels and flat on the third floor. Approved 29 June 1978.
 - LPA ref: 2019/6378/P – Change of use of a Grade II listed building from an office (Class B1) and a residential flat (Class C3) to a single family dwelling house (Class C3). Approved 04 May 2022.

2.6 Notwithstanding the above, we turn now to provide an overview of the application proposals, which are the subject of this S73 application and listed building consent.

3.0 THE DEVELOPMENT PROPOSALS

3.1 This S73 application seeks planning permission for:

“Variation of condition no. 2 (approved plans) of permission LPA ref: 2019/6378/P granted 04/05/2024 for the Change of use of a Grade II listed building from an office (Class B1) and a residential flat (Class C3) to a single family dwelling house (Class C3); to allow the reconfiguration of the existing building and to enable its use as a dwelling house.”

3.2 The applicant is also seeking listed building consent, via a separate application, for the following:

“Minor internal and external works, the provision of bin and bike storage, and associated works”

3.3 This planning application seeks approval for the internal reconfiguration of the existing Grade II Listed Building to enhance the layout of the large family dwelling in accordance with the previous change of use (LPA ref: 2019/6378/P). The building comprises part of a Neo-Georgian terrace that defines the streetscape in this location, which is within the Bloomsbury Conservation Area.

3.4 At a high level, the existing development is currently poorly arranged, due to the fact it was previously utilised as an office at basement, ground, first and second floors (Use Class E) with a residential flat at third floor level (Use Class C3). Notwithstanding, the proposal seeks to make some minor internal reconfigurations to allow the building to be more akin to a dwelling house in seeking to secure a future end occupier. External works will be focused on refurbishing existing elements where required or providing equivalent replacements to improve the overall visual quality of the building.

Internal proposed layout

3.5 At ground and first floor levels the scheme provides the formal and shared living spaces, and transitions to the less formal bedrooms on the floors above. The proposed bedrooms are spread across the second and third floors and all have their own ensembles. At basement level, ancillary accommodation in the form of a cinema/snug room and gym is proposed. The result is a 5-bedroom 10-person home, with high quality accommodation that exceeds the minimum housing requirements standards.

3.6 Accordingly, the key elements of the proposed works to the principal rooms and spaces include:

- Existing skirting boards, cornicing, timber doors, door architraves and panelling at the ground floor are to be refurbished and where possible retained and/or replaced with equivalent materials.
- Existing stair and balustrade to be retained and where possible refurbished and/or replaced with equivalent.
- Existing wall finishes to be painted.
- Existing fireplaces/hearths to be refurbished, repaired and retained.
- Existing/original radiators on the ground and first floor are to be retained as decorative features.

3.7 By virtue of the proposals, in rooms where there are minimal decorative elements, such as the hallway, a contemporary/modern timber panelling is proposed. The overall design of the panelling follows the existing historic panelling to complement and contribute to the historic features of the listed building.

External proposed layout

3.8 The external works will be focused on refurbishing the existing elements where required or providing equivalent replacements to improve the overall visual quality of the building.

3.9 The works include:

- Existing brick boundary wall to the rear to be retained and repaired.
- Hard landscaping to the rear garden to be retained/upgraded/replaced with equivalent.
- Existing balustrade to rear light well to be retained/repaired/replaced with equivalent.
- Existing street-facing balustrade and boundary treatment to be retained/repaired/replaced with equivalent.
- Existing box sash windows to be refurbished.
- Additional roof lights.

3.10 Notwithstanding, the intention is to retain historic features of interest where possible. Where such items are found to be in less than repairable condition they are proposed to be replaced with an equivalent item. The Design Package prepared by Glas Architects, provides more details regarding the layout and detailed design of development.

3.11 The scheme will be car-free and will provide cycle parking spaces in line with London Plan policies. The residential bike store is found at lower ground floor level, with easy access to John Street via the front stairs. Sufficient waste storage is also proposed at lower ground floor level.

4.0 PLANNING POLICY

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 For the purposes of this full planning application, the development plan for the London Borough of Camden comprises of the Local Plan (2017), the Site Allocations Plan (2013) and the Policies Map (2017), alongside the London Plan 2021.
- 4.3 The National Planning Policy Framework (2023) is also a material consideration in the determination of this application.

National Planning Policy Framework (2023)

- 4.4 The new National Planning Policy Framework (NPPF), which was updated in December 2023, sets out the Government's planning policies for sustainable development and positive growth. The Framework prescribes a 'presumption in favour' of sustainable development (Paragraph 11), and supports proposals that are in accordance with the policies of an up-to-date development plan.
- 4.5 To achieve sustainable development, the following economic, social and environmental objectives need to be pursued in mutually supportive ways (Paragraph 8), and should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; however, they are not criteria against which every decision can or should be judged (Paragraph 9):
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.6 Paragraph 9 of the NPPF continues by stating that planning decisions should play an active

role in guiding development towards sustainable development solutions, but in so doing, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- 4.7 The NPPF continues that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and states at Paragraph 131, that good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.
- 4.8 Planning policies and decisions should ensure that developments will function well and add to the overall quality of an area, are visually attractive and sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate mix of development and support local facilities and transport networks, and create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.
- 4.9 In determining applications (Paragraph 139), great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.10 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 4.11 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, Paragraph 205 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.
- 4.12 The NPPF identifies harm as being either substantial or less than substantial. Paragraph 207 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, Paragraph 208 requires that this harm should be weighed against the public benefits of the proposal.

The Development Plan

London Plan (2021)

- 4.13 In March 2021, the Mayor's Spatial Development Strategy for London, known as 'The London Plan', was adopted and provides the overall strategic plan for London, setting out an integrated economic, environmental, transport, and social framework for the development of London over the next 20-25 years.
- 4.14 The following policies from the London Plan are considered to be relevant to the application proposals:
- Policy D4 'Delivering Good Design' – states that Design and Access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan. The design quality of development should be retained by avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition.
 - Policy D5 'Inclusive Design' – requires development proposals to achieve the highest standards of accessible and inclusive design.
 - Policy D11 'Safety, Security and Resilience to Emergency' – states that development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards. Development should include measures to design out crime.
 - Policy D12 'Fire Safety' – ensures the safety of all building users and requires all development proposals to achieve the highest standards of fire safety. Appropriate fire alarm systems and passive/active fire safety measures should be incorporated into the design.
 - Policy H9 'Ensuring the Best Use of Stock' – requires Boroughs to promote efficient use of existing housing stock to reduce the number of vacant and under-occupied dwellings.
 - Policy HC1 'Heritage Conservation and Growth' – considers that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Camden's Local Plan (2017)

- 4.15 The London Borough of Camden's Local Development Framework is comprised of the Local Plan (2017), the Site Allocations Plan (2013) and the Policies Map (2017). In addition, a series of supplementary planning documents (SPDs) provide detailed guidance and are material considerations for planning applications.
- 4.16 The following policies from the Local Plan (2017), are considered to be relevant to the proposal:

- Policy H1 Maximising House Supply
- Policy H3 Protecting Existing Homes
- Policy H7 Large and Small Homes
- Policy D1 Design
- Policy D2 Heritage
- Policy T2 Parking and Car-Free Development

4.17 Camden Planning Guidance (Local Plan) provides further advice (as set out in further detail below), on policies relevant to the proposal at Borough Level.

4.18 **Policy H1** seeks to exceed the target of 16,800 additional homes from 2016/17 - 2030/31, particularly self-contained homes by regarding self-contained housing as the priority land use of the Local Plan. Where sites are underused or vacant, the Council expects the maximum reasonable provision of housing that is compatible with any other uses needed on the site.

4.19 **Policy H3** The council aims to ensure that existing housing continues to meet the requirements of existing and future households resistance and protection from developments that lead to loss of homes, short stay accommodation and residential floor space. The only exemption from the council may be when it involves little loss of residential floorspace where this provides for the expansion of existing health premises to meet local needs.

4.20 **Policy H7** The council intends to develop a range of homes of different sizes that provide mixed, inclusive and sustainable communities as well as reducing the mismatches between demand and housing supply.

4.21 **Policy D1** The council seeks to secure high quality design and will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.22 **Policy D2** The council will preserve and enhance where possible, the heritage assets which feature conservation areas, listed buildings, archaeological remains, scheduled ancient monuments, historic parks, gardens, and local listed heritage assets. For a proposal to be approved, the asset will be weighed against the public benefits and taking into account the loss or harm towards the significance of the heritage asset.

4.23 **Policy T2** The Council will limit the availability of parking and require all new developments in the borough to be car-free.

4.24 We now turn to assess the proposals against the relevant planning policy.

5.0 PLANNING ASSESSMENT

- 5.1 This section of the report seeks to address the key planning issues arising from the proposal. These issues have been identified through a review of the relevant planning policy for the site.

Principle of Development

- 5.2 The NPPF (2023) prescribes a 'presumption in favour' of sustainable development (Paragraph 11) and supports proposals that are in accordance with the policies of an up-to-date development plan. Paragraphs 123 and 124 further stress the importance of planning decisions supporting the provision of new homes on previously developed and underutilised land within settlements.
- 5.3 As per planning application 2019/6378/P, the principle of residential use on the site has already been established as the principle of the change of use from office to residential was approved by Camden Council on 4 May 2022. In addition, Policy H1 of Camden's Local Plan (2017) emphasises that residential developments are a priority land use in Camden.
- 5.4 The proposals are seeking to ensure that the residential floorspace approved would be fit for purpose, as the existing layout is poorly arranged. The proposals are sought to make some minor internal reconfigurations to allow the building to be more akin to a dwelling house in seeking to secure a future end occupier, in a highly sustainable location (PTAL 6a).

Design and Heritage Matters

- 5.5 The NPPF considers that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and states at Paragraph 131, that good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.
- 5.6 NPPF Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. London Plan Policy HC1 and Camden Policy D2 also seek to enhance heritage assets and their settings. The Council will not permit development that results in harm that is less than substantial to the significance of the designated heritage asset.
- 5.7 As such, the character and appearance of the listed building is to be retained and refurbished, improving the building's appearance and character of the conservation area. In general terms, the design has sought to retain most of the building's original historic characteristics, where feasible.

- 5.8 The façade is to be retained, with external works to be focused on refurbishing the existing elements where required, therefore the proposals would not impact the significance of the heritage asset or local character. This is discussed in full within the supporting Heritage Statement, prepared by Palmer Heritage.
- 5.9 Internally, the Neo-Georgian building has been subject to several changes over time, therefore key features have been covered, removed, modified or damaged. The Design and Access Statement, prepared by Glas Architects, provides a few historic images that have been used as a visual reference for the internal reconfiguration. All habitable rooms shall benefit from ample natural light and ventilation, and will maintain all historic elements where possible. The finer details of the amendments can be found within the Design and Access Statement and the accompanying planning drawings and listed building consent drawings.
- 5.10 In light of the above, the proposals are considered to fully comply with the principles of good urban design and heritage preservation set out in the NPPF and London Plan Policy HC1 and D4, as well as Camden's Local Plan Policy D1 and D2. Most importantly, the proposed changes are deemed not to detract greatly from the significance of the building or its contribution to the characteristics of the Bloomsbury Conservation Area.

Traffic and Transportation

- 5.11 Camden's Policy T1 seeks to promote sustainable transport and to enable maximum choice in terms of travel modes. Development should provide for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3) and design requirements outlined within our supplementary planning document Camden Planning Guidance on transport.
- 5.12 Camden's Policy T2 requires all developments in the borough to be car-free. Supporting text states that parking for disabled people for both residential and non-residential developments should be provided where it can be demonstrated as necessary, taking into account existing availability of on-street parking for Blue Badge holders. Camden's CPG on Transport states that for all minor developments, the Council will aim to accommodate disabled parking provision on-street. As such, the proposals are car-free to ensure there is no harmful impact to the Highway.
- 5.13 Camden's CPG on Design (2019) sets out the waste storage space standards and transfer arrangements for residential waste. The bin storage areas can be found at lower ground floor level with access to John Street.

Sustainability

- 5.14 Camden's Policy CC1 promotes zero carbon development and requires all development to

reduce carbon dioxide emissions through following steps in the energy hierarchy.

- 5.15 As such, sustainable construction practices will be incorporated throughout the refurbishment works to ensure the building is both energy and resource efficient. The proposals also encourage the use of sustainable/ active travel modes (including cycling) and due to the high PTAL rating of the site (6a), the site has very good public transport links.

6.0 SUMMARY AND CONCLUSIONS

6.1 This planning application is submitted on behalf of B&K Investments Ltd and seeks permission for an amendment to the approved application (2019/6378/P), via a S73 application as follows:

“Variation of condition no. 2 (approved plans) of permission LPA ref: 2019/6378/P granted 04/05/2024 for the Change of use of a Grade II listed building from an office (Class B1) and a residential flat (Class C3) to a single family dwelling house (Class C3); to allow the reconfiguration of the existing building and to enable its use as a dwelling house.”

6.2 The applicant is also seeking listed building consent for the following:

“Minor internal and external works, the provision of bin and bike storage, and associated works”

6.3 As such, the proposal accords with the relevant national and local policies and will:

- Improve the long-term viability of the residential building by providing a high quality family residence;
- Be of an appropriate design, using high quality materials that respect the local character and in particular Bloomsbury Conservation Area, including the retention of the historic fabric of the listed building, where feasible;
- Optimise the development potential of the site without detrimentally impacting neighbouring amenity or local environmental quality;
- Not have an unacceptable impact upon highways;
- Encourage the use of sustainable/ active travel modes (including cycling); and
- Be in a highly sustainable travel location, with good public transport links.

6.4 In light of the above, it is our view that the proposal is wholly compliant with the NPPF, the London Plan and the development plan for the London Borough of Camden, and therefore entirely appropriate in planning policy terms.

APPENDIX 1 – SITE LOCATION PLAN

