

AC/P08440
3 October 2022

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Dear Sir / Madam

25 Rathbone Place, London W1T 1JB

Full Planning Application for the erection of rear extension at second floor level, addition of roof terrace on third floor roof, balcony at rear first floor level, Juliet balconies at rear second and third floor level floor levels and alterations to rear fenestration and access arrangements all in connection with the change of use of first to third floors from ancillary pub accommodation (Sui Generis) to residential flats (Class C3) comprising one x 1-bed and two x 2-bed. Excavation at basement level to increase floor to ceiling heights and a new extract duct to rear elevation associated with the existing public house.

Planning Portal Reference: PP-11584666

On behalf of the applicant Shaftesbury CL Ltd, we write in support of the above proposal which seeks to undertake various internal and external alterations in association with a change of use from ancillary pub accommodation (Sui Generis) to three residential flats (Class C3) at the above address.

This application is a resubmission of a previously approved scheme (2013/7316/P) and simply seeks to reapply for the same scheme which has now expired. The following information has been submitted via the planning portal:

- Existing and Proposed Drawings – prepared by Fresson & Tee;
- Design & Access Statement – prepared by Fresson & Tee;
- Site Location Plan – prepared by Fresson & Tee;
- Desktop Study, Ground Investigation and Basement Impact Assessment Report – prepared by Geotechnical & Environmental Associates Limited (GEA);
- Noise Impact Assessment Report– prepared by Quinn Ross Associates;
- Mechanical Services Ventilation Layout Plan – prepared by Quinn Ross Associates;
- CIL Form – prepared by Rolfe Judd Planning.

The requisite application fee of £1,386 has been paid to the Council online via the planning portal.

Site and Surroundings

The property comprises 'The Wheatsheaf' public house located on the east side of Rathbone Place. Percy Passage (a public right of way between Rathbone Place and Percy Mews) runs under the

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property. The upper floors have a flying freehold over the passageway. The property is not listed, however is located within the Charlotte Street Conservation Area.

The property has a lawful Sui Generis (public house) use throughout and currently comprises:

- Basement – Public House storage
- Ground and First Floors: Public House
- Second and Third Floors: Ancillary managers flat.

The property's business rates indicate it as a 'public house and premises', and the Council Tax records demonstrate it is a mixed use property (i.e. pub and ancillary accommodation) within a single occupation. We can confirm that the pub landlord currently occupies the managers flat on the upper floors.

Planning History

Planning permission 2013/7316/P was approved on 22 December 2014 for the following development:

Erection of rear extension at second floor level, addition of roof terrace on third floor roof, balcony at rear first floor level and Juliet balconies at rear second and third floor level floor levels and alterations to rear fenestration all in connection with change of use of first to third floor from ancillary pub accommodation (Class A4) to three flats (one x 1-bed and two x 2-bed).

An application was submitted in June 2017 to renew planning permission 2013/7316/P and seek additional time to implement the scheme. The application was subsequently withdrawn following access issues to undertake borehole testing associated with the Basement Impact Assessment.

The 2014 planning permission expired in December 2017 and was not implemented within the three year timeframe. This current application remains practically identical to the approved scheme.

Proposal

The proposal seeks to increase the flexibility of uses on the upper floors of the property which are currently ancillary to the ground and first floor pub. The scheme proposes a change of use of the first to third floors to a residential use which will create a residential flat on each floor, comprising one x 1-bed and two x 2-bed flats. The change of use will require a rear extension at second floor to provide separate access to the flats at second and third floors. In addition, a new roof terrace is proposed for the top floor flat.

The ground and first floors are currently used as a trading public house (Sui Generis). It is proposed to relocate the trading floorspace of the pub from the first floor into the basement, thus protecting as much trading space as possible. In order to do this, minor internal changes are necessary including reducing the floor level in the basement and existing vaults to increase ceiling heights, reducing vault size to reduce travel distance to escape stair enclosure. It is proposed to lower the basement by 600mm to provide additional headroom in the basement. These minor alterations will allow the public house to continue to operate as existing while the upper floors are changed to residential use. The ground floor public house will remain as existing, however the internal access to the upper floors will be blocked up. The current side entrance to the pub (via the underpass) will become the entrance

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to the self-contained residential flats on the upper floors.

As the kitchen will be relocated to the basement, it is proposed to reposition the existing extract and extend the duct through the building. The duct will run internally from basement to third floor and will run externally across the third floor flat roof and up the rear elevation before terminating at roof level. An air-intake vent is proposed through the rear façade at ground level.

A noise assessment has been undertaken by Quinn Ross Consultants Ltd who have recommended the introduction of mechanical ventilation heat recovery (MVHR) units in each new residential flat to provide a satisfactory alternative to openable windows for ventilation, due to external noise levels. The external vent locations will be on the rear elevation and will be paint finished to match the external façade. Further, acoustic glass screening is recommended to be used for the balustrades on the proposed terrace and rear balconies to reduce noise levels to these external areas.

Internal alterations are proposed between ground and first floor level to reduce any transference of sound from the existing public house and the recommended floor build up is included in the enclosed acoustic report. Secondary glazing is proposed on existing windows, and all new windows will be double glazed.

The principle of these alterations to enable the public house to remain trading on the ground and basement floors, and the alterations proposed to facilitate a change of use of the upper floors to residential were accepted as part of the 2014 consent. We therefore consider that the scheme will continue to be acceptable.

Proposed Residential Accommodation

It is proposed to convert the existing ancillary pub floorspace into three residential units at first to third floors. The residential units will comprise:

- 1 x two-bedroom flat on the first floor (65.8 sqm)
- 1 x two-bedroom flat on the second floor (71 sqm)
- 1 x one-bedroom flat on the third floor (51.3 sqm)

Access to the residential floors will be from the existing side entrance off Percy Mews to provide a separate secure access.

At second floor level, a rear extension is proposed on top of the existing first floor flat roof which will provide space for one of the bedrooms. The extension will enable alterations to the position of the internal stairs in the centre of the property to improve access to the second and third floors and internal layouts. This has been designed to use similar external materials to the existing building, to ensure a seamless extension.

To improve natural light and ventilation to the proposed bedrooms at the rear of the property, a balcony is proposed at first floor level, as well as Juliet balconies at second and third floor level. All residential units exceed minimum internal space standards and comprise of a kitchen/living room, separate bathroom and bedroom(s) with built in storage.

The third floor flat will also have access to a private roof terrace accessed via an internal staircase. The roof terrace has been set back 5m from the front of the building and will not be visible from street level. A small access hatch will provide entrance to the roof terrace which will not be visible from

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street level. A glass balustrade is proposed at roof level to be in-keeping with the design and character of the property.

A new automatic opening vent window is also proposed to the top of the staircase at third floor level to meet fire safety regulations.

The only changes proposed between the 2014 permission (2013/7316/P) and the current permission is the addition of the AOV window, the change in materiality of the roof terrace balustrade from metal railings to acoustic glass and introduction of MVHR units internally. All other aspects of the proposal remain identical.

Planning Considerations

Land Use

Policy C4 (Public Houses) of Camden's Development Plan states that applications involving the loss of pub floorspace, including facilities ancillary to the operation of the public house, will be resisted where this will adversely affect the operation of the public house.

In this case, the proposal will retain the existing Sui Generis (Public House) use on the basement and ground floors for the conversion of the ancillary upper floor space to Class C3 (Residential) use. The ground and part of the first floor of the building are currently used as trading floorspace for the pub, whilst the second and third floors are used as an ancillary manager's flat. The works proposed to lower the basement floor will create a useable floor space which wasn't previously accessible, where the kitchen, toilets, storage and BOH areas can be relocated to. Whilst the manager's flat supported the use of the public house, this is not vital to its function given the areas open to the public would remain. The retention of the pub at ground floor level will ensure that the character of the traditional pub within the Conservation Area is protected.

Policy H1 (Maximising Housing Supply) states that Camden will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.

The proposal would provide three new residential units, with a 2-bedroom unit on the first and second floor and a 1-bedroom unit on the third floor. The units will have a separate access from the public house formed from the existing access point on Percy Mews. The provision of three, good quality residential units which exceed minimum space standards and will assist the borough in meeting its ambitious housing target, in accordance with policy.

It is considered therefore that the proposal continues to be in accordance with Policy C4 and H1.

Design

Policy D1 (Design) states that the Council will seek to ensure high quality design in development that respects local character; preserves or enhances the historic environment and comprises high quality materials. Policy D2 (Heritage) seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

The external changes proposed are predominantly located to the rear of the building and will involve

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removal of redundant pipes and removal of a series of windows of varying size and style (which currently create a cluttered façade) which will be replaced with traditional style windows to create a more uniform design. The rear extension has been designed to match the existing brick material used on the existing building to create a sympathetic addition. The proposed new duct is will run up the rear façade of the building externally at third floor level only and is not considered to create any adverse design issues.

The rear balconies and roof terrace will feature an acoustic glass screen/balustrade which will reduce noise levels and ensure safety of residents. As the balustrade on the roof will be setback approximately 5m from the front façade, there will be limited visibility from the street due to the narrow width of the road. Likewise, the glass balustrades proposed on the rear façade will not be visible from any public vantage points.

It is considered therefore the proposal is fully in accordance with Policies D1 and D2 and will not have any impact on the setting of the site within the wider Conservation Area.

Amenity

Policy A4 (Noise and Vibration) seeks to ensure that noise and vibration is controlled and managed, and states that developments will not be granted which generate unacceptable noise and vibration impacts unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

The new duct will be 600mm x 800mm in size and will run up through the building, in close proximity to the proposed new bedroom windows at first and second floors. The window at third floor level relates to a circulation corridor and is not considered to give rise to any amenity effects. The neighbouring building at No.23 is in office use, and therefore does not accommodate any sensitive uses which would be impacted by the new duct.

A Noise Impact Assessment has been undertaken by Quinn Ross Consultants Ltd in support of the application. The report confirms the noise levels that the extract is required to adhere to, which can be confirmed by a post installation noise audit condition. Acoustic insulation can be accommodated within the proposed duct to provide further sound reduction to meet these levels.

A high level of odour control has been specified for the kitchen extract which will ensure protection of surrounding residential uses from any odours.

Internally, floor build up specifications are proposed within the acoustic report to ensure limit any transference of sound between the existing public house and the proposed new residential unit at first floor level. This will ensure than appropriate living conditions are maintained for future residents and the change of use of the upper floors can be accommodated without having undue impacts on internal amenity.

In conclusion, the proposals will not cause material disturbance or any impact on amenity to future occupiers and will be able to meet the requirements of Camden's standard noise conditions.

Basement Impact Assessment

A Ground Investigation and Basement Impact Assessment Report has been undertaken by GEA to assess any potential effects associated with reducing the basement floor level by 600mm. The BIA

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has not indicated any concerns with regard to the effects of the proposed basement on the site and surrounding area. It has been concluded that the impacts identified can be mitigated by appropriate design and standard construction practice.

Waste Storage and Cycle Storage

Separate waste and recycling storage facilities will be provided in the kitchen units, in support of Policy CC5 of the City Plan. As this is conversion of an existing building to residential, there is no opportunity to create a communal cycle storage area. The residential units are however over-sized and are therefore capable of providing space for cycle storage if desired. The scheme accords with Policy CC5 and T1 of the Development Plan.

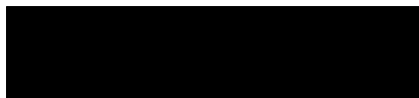
Summary

The proposal seeks the change of use of the first, second and third floors from ancillary Sui Generis (Public House) use to Class C3 (Residential) use with a new rear extension to create three new residential flats. The scheme also proposes associated external alterations to improve natural daylight and ventilation of the units, and to meet new building and fire regulations including new ducting and vents.

The proposal seeks to apply for a similar scheme granted on 22 December 2014 (reference 2013/7316/P). The proposal is considered to remain acceptable following the adoption of Camden's Development Plan and will provide additional residential units to aid the Council in meeting their ambitious housing targets.

We trust the submitted information is submitted to validate our application and we hope for a swift and positive outcome. Should you need any further information or wish to organise a site visit please contact the undersigned.

Yours faithfully



Ailish Collins
Rolfe Judd Planning Limited