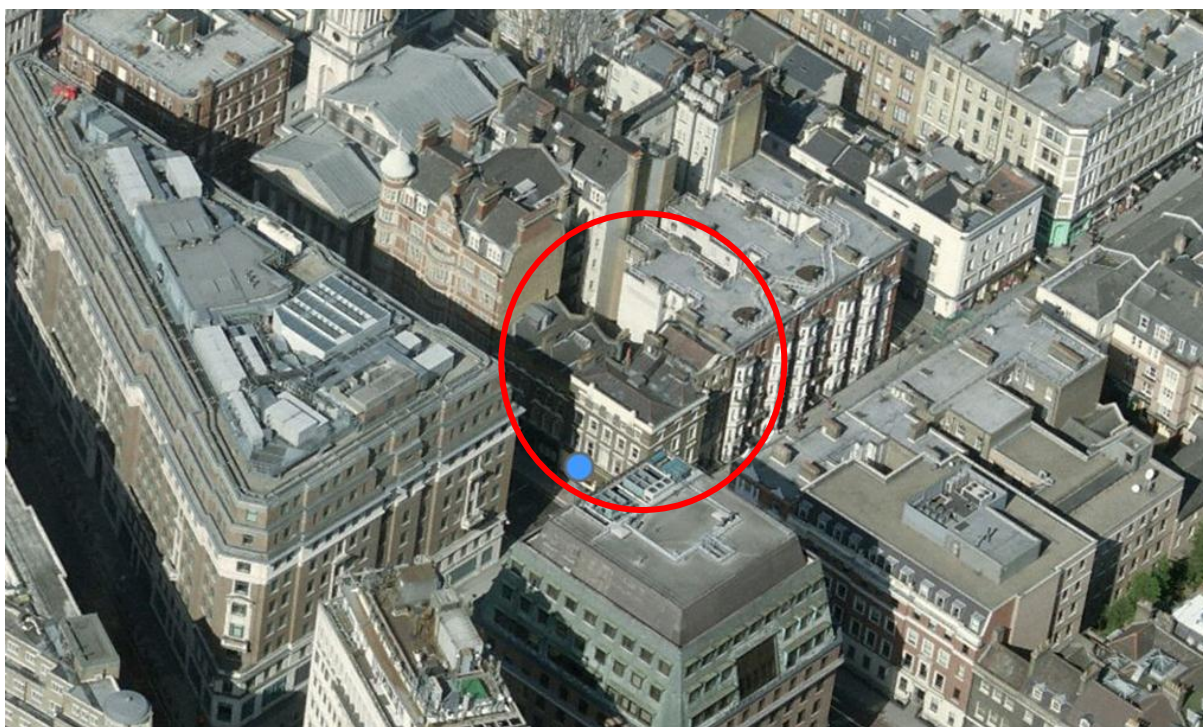


31 Bloomsbury Way

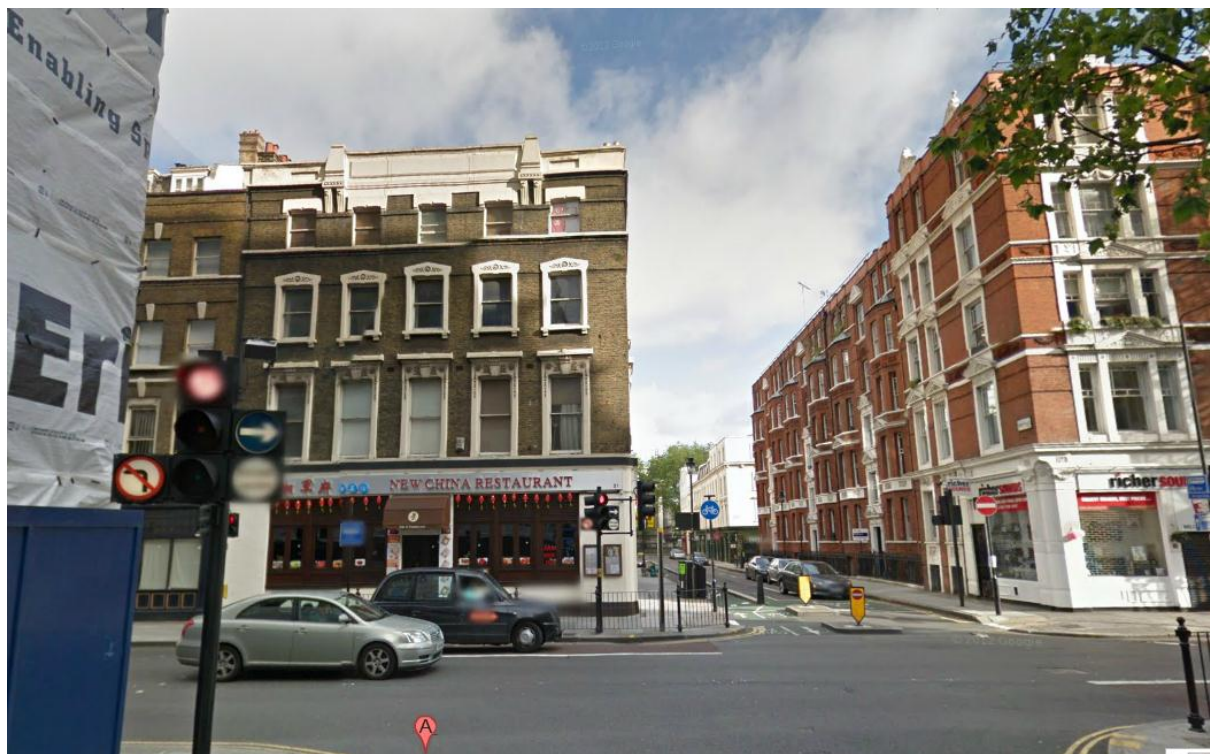
Item 5.





Looking north up Bury Place





Looking West along Bloomsbury way



Looking South along bury place

Delegated Report		Analysis sheet		Expiry Date:	12/02/2014
		N/A / attached		Consultation Expiry Date:	14/02/2014
Officer			Application Number(s)		
Fergus Freeney			2013/7399/P		
Application Address			Drawing Numbers		
31 Bloomsbury Way London WC1A 2SA			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension to create a 4th floor level, and associated change of use from 4 flats to 7 flats (3x1bed and 4x2bed).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	<p>One letter of objection received from 3 Stedham Place, WC1H</p> <ul style="list-style-type: none">- Insufficient details of the proposed roof extension are provided. As such, this application does not meet the Camden local area requirements for valid planning applications. In particular, drawings are provided to 1:100 scale, whereas the requirement is for 1:50 drawings in a conservation area. <i>Officer comment: Although the drawings are at 1:100 the details of the proposal are very clearly shown, there would be no perceivable benefit in having the drawings enlarged to 1:50. A full set of plans, elevations and sections have been provided and it is considered that the information submitted is sufficient to make a thorough assessment.</i>- Despite few details, it is clear that the existing traditional roof will be lost, and that the new mansard-style roof will compromise the prominence of the distinctively decorated parapet wall, in order to accommodate a profitable development scheme, with little regard for the local area. <i>Officer comment: Mansard roofs are a traditional form of roof extension for this type of building, the proposal complies with the guidance set out in CPG1 with regard to design.</i>- The recent decision on appeal of the Planning Inspectorate at 7 Coptic Street (reference APP/X5210/C/13/2198147) establishes beyond doubt that this type of roof extension and alteration is not to be granted planning permission. <i>Officer comment: The appeal at 7 Coptic Street related to the unauthorised installation of a roof terrace at the property which is within a group of valley roofs which are visible from surrounding buildings. The site relating to this application is not part of a wider uniform group and the proposal is for a traditional form of roof extension.</i>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC – Objection</p> <p>The extension would be obtrusive and sit uncomfortably on the prominent corner building, it would relate badly to the adjoining buildings and would be harmful to the conservation area.</p> <p>South Bloomsbury T.R.A</p> <ul style="list-style-type: none">- The vertical aspect of the building is completed by the decorated parapet, therefore an additional structure on the roof would compromise the original design. <i>Officer comment: The mansard roof would be set behind the parapet and is a traditional form of roof extension for this type of building. The verticle emphasis of the building would not be compromised when viewed from the street.</i>- Proposed NE and SE elevations indicate that the mansard roof would					

protrude 2m above the parapet, so it is very likely it would be visible from the street. However, it also says “do not scale off this drawing”. Without proper dimensions, the information is misleading. Officer comment: *It is normal practice to produce a set of drawings for planning purposes and a set of detailed structural drawings for building control and construction purposes. Planning drawings will usually be annotated in this way as, whilst they are accurate for planning purposes, they may not be detailed enough for construction/building control purposes. The drawings are considered to be acceptable and appropriate to the proposal.*

- As stated above, No.31 Bloomsbury Way is situated within the Bloomsbury Conservation Area, so it is vital that a proper assessment of the impact of any potential changes to the historic environment is carried out. This particular building occupies a key corner site, at the junction with Bury Place, one of three streets that lead directly up to the British Museum. AS such it provides a vista to and from the Museum. The mansion blocks on either side of the street and older buildings create a general harmony of scale and do not obstruct the view. The proposed mansard roof for 31 Bloomsbury Way could upset this balance. Officer comment: *The mansard would be set behind the parapet and would only be visible in long views of the building, when approaching the British Museum along Bury Place to the south the mansard would read as a traditional element and would not harm the vista.*

Site Description

The site is located on the north side of Bloomsbury Way, at the junction with Bury Place. It comprises a 4 storey corner building with a commercial unit at ground floor and flats above.

The site is not listed, but is within the Bloomsbury Conservation Area and is noted as being a positive contributor.

Relevant History

2012/1222/P - Erection of roof extension in association with conversion of upper floors at first, second, third and new fourth floor from 4 self contained flats (1x1, 1x2 and 2x3-bed) to 7 self contained flats (3x1 and 4x2-bed) (Class C3). *Approved 25/10/2012.*

Relevant policies

LDF Core Strategy and Development Policies, 2011

CS1 (Distribution of growth)
CS3 (Other highly accessible areas)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS9 (Achieving a successful Central London)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)
CS19 (Delivering and monitoring the Core Strategy)
DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP20 (Movement of goods and materials)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance, 2011

CPG 1 (Design)
CPG 2 (Housing)
CPG 3 (Sustainability)
CPG 6 (Amenity)
CPG 7 (Transport)

Bloomsbury Conservation Area Appraisal and Management Strategy, 2011

National Planning Policy Framework, 2012

London Plan, 2011

Assessment

Proposal:

Permission is sought for the erection of a mansard roof extension and the conversion of 4x self contained flats (1x1, 1x2 and 2x3-bed)

Assessment:

Design

Permission is sought for the erection of a mansard roof extension measuring 2.8m in height, set behind the existing parapet wall. The lower pitch of the flattopped mansard would have an angle of approx. 72degrees which broadly complies with the guidance as set out in CPG1. The mansard would contain small dormers, aligned with windows below on both the north east and south east elevations. It would be clad in natural slate, reused from the existing roof where possible and the windows would be timber framed sashes.

The building is on a prominent corner plot, to the west is a small but uniform terrace of properties of a slightly lower height, to the north is a large mansion block which is slightly higher. The building in question, however, reads as a stand-alone design and is not part of any uniform streetscene.

Camden Planning Guidance states that mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind.

As the property is a stand-alone design and the existing low level roof structure is contained behind a parapet and not visible, a mansard roof is considered to be acceptable in this instance. The proposed mansard is a traditional design, which complies with CPG and is constructed from appropriate materials.

Land use

Housing is regarded as the priority land use of the LDF, with policies CS6 & DP2 seeking to maximise the supply of additional homes in the borough. Hence the principle of development (4 to 7 units) is considered to be acceptable provided an acceptable mix of units is provided, and the units themselves comply with space requirements.

Policy DP5 contains a dwellings priority chart which lists 1bed market flats as being a low priority, 2bed flats being a very high priority and 3bed flats being a medium priority for the Council. This development would see 3x1bed (43%) and 4x2bed (57%) flats provided. This mix of units is considered to be acceptable and would comply with policy DP5 which requires 40% of all new units on a development to be 2bed.

The flats would be the following sizes:

- Unit 1 – 35.9sqm (1bed)
- Unit 2 – 55.2sqm (2bed)
- Unit 3 – 62.4sqm (2bed)
- Unit 4 – 32sqm (1bed)
- Unit 5 – 61sqm (2bed)
- Unit 6 – 32sqm (1bed)
- Unit 7 – 74.2sqm (2bed)

They would all comply with the minimum space standards as outlined in CPG2 which states that the

minimum space for 1bed flats is 32sqm and for 2bed flats is 48sqm.

Policy DP6 requires all new residential accommodation, including conversions, to meet Lifetime Homes standards. It is acknowledged that conversions may not be able to meet all of the criteria due to existing physical constraints, and the applicants have provided a Lifetime Homes Statement which indicates that the proposal will comply with the criteria where possible. Furthermore, the proposal would be fully compliant with Approved Document Part M of the building regulations.

The majority of relevant lifetime homes criteria can be met, or at least partially met. The car-parking standards are unable to be met (but as the development is car-free this is considered to be acceptable); with regard to providing a communal lift this is not possible given the nature of the building, the existing staircase from ground to third floor will be retained.

Where flats have narrower hallways and landings will receive wider doorways in their side walls to accommodate less ambulant people. All flats are single level so living space, bedrooms, WCs will all be provided at one level; bathrooms will be capable of being upgraded with grabrails if required.

Transport/Refuse

Parking

The site has a Ptal rating of 6b (Excellent) with good access to bus and tube links. No off-street parking is currently provided and none is proposed. In line with Policy DP18 all of the residential units should be designated as car free, i.e. the future residents will be unable to obtain parking permits from the Council. This would be secured by means of a Section 106 Agreement.

Bicycle Parking

DP18 requires development to sufficiently provide for the needs of cyclists, which includes cycle parking. Camden's Parking Standards for cycles (*Appendix 2 of the Development Policies*), requires that cycle parking should be provided in accordance with Transport for London's standards, which require the provision of 1 space per 1 and 2 bedroom units. This gives a requirement for 7 cycle parking spaces. However, due to the constraints of the existing building, i.e the building footprint is bounded on both front and side elevations by public highways and the fact that the proposal relates to the upper floors of the building only, no on-site cycle parking would be provided as part of the development.

It is important to note that no cycle parking is provided for the existing four units at the site. The entrance lobby to the flats at ground floor are also too small to accommodate cycle storage. The provision of a dedicated cycle store would thus encroach on the Class A3 use, which may in turn negatively impact on the viability of such use at this point.

Furthermore there is also nearby on street cycle parking in Southampton Place and elsewhere in the form of the TfL cycle hire scheme. In light of the above and as the scheme is considered acceptable on all other grounds it would be unreasonable to refuse planning permission solely on a lack cycle parking.

Refuse

Given the site constraints no provision has been made for a designated refuse storage area. Refuse would be set out by the residents of the proposed flats on the designated day as per existing arrangements at the site. Owing to the context this arrangement is considered appropriate in this instance, with informatives recommended be the added to the decision notice to clarify this.

Amenity

There would be no impact on the amenity of adjoining occupiers, the property is broadly the same height as adjoining buildings with no windows or residential flats overlooking the site. The mansard would be set behind the existing parapet further reducing any impact.

Given the nature of the site it is not considered that there would be any significant impact on sunlight/daylight, privacy or outlook as a result of the scheme.

Recommendation: Grant Planning Permission

Child Graddon Lewis
Studio 1
155 Commercial Street Spitalfields
London
E1 6BJ

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

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

Application Ref: **2013/7399/P**

02 April 2014

Dear Sir/Madam

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:

**31 Bloomsbury Way
London
WC1A 2SA**

Proposal:

Erection of mansard roof extension to create a 4th floor level, and associated change of use from 4 flats to 7 flats (3x1bed and 4x2bed).

Drawing Nos: Site location plan; 11197/110; 111; 120 (Existing Elevations South West & North West); 120 (Existing Sections A-A & B-B); 120 (Existing Elevations South East & North East); 210B; 211B; 220B; 221B; 230C

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 11197/110; 111; 120 (Existing Elevations South West & North West); 120 (Existing Sections A-A & B-B); 120 (Existing Elevations South East & North East); 210B; 211B; 220B; 221B; 230C

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

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

DECISION