

33 Lambs Conduit Street 2013/4095/P and 2013/4404/L





Front elevation



Application site



Application site



Rear elevation



View of rear garden



Existing roof access

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	25/09/2013
		N/A	Consultation Expiry Date:	05/09/2013
Officer			Application Number(s)	
Rachel Miller			1. 2013/4095/P 2. 2013/4404/L	
Application Address			Drawing Numbers	
33 Lambs Conduit Street London WC1N 3NG			Please see decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>1) Excavation at basement level and erection of two storey rear extension at basement and ground floor levels, in association with the creation of additional retail space (Class A1). Alterations to roof including installation of replacement rooflight. Conversion of existing residential unit on upper floors into 1 x 1-bedroom flat and 1 x 2-bedroom maisonette (Class C3).</p> <p>2) Excavation at basement level and erection of two storey rear extension at basement and ground floor levels, in association with the creation of additional retail space (Class A1). Alterations to roof including installation of replacement rooflight. Conversion of existing residential unit on upper floors into 1 x 1-bedroom flat and 1 x 2-bedroom maisonette (Class C3) and associated internal alterations.</p>				
Recommendation(s):		<p>1. Grant conditional planning permission subject to a S106</p> <p>2. Grant conditional listed building consent</p>		
Application Type:	<p>Full Planning Permission</p> <p>Listed Building Consent</p>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice displayed from 09/08/2013 until 30/08/2013 Press notice displayed from 15/08/2013 until 05/09/2013 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Bloomsbury CAAC object with the following comments:</p> <ul style="list-style-type: none"> • Oppose the loss of rear yard which is necessary in a residential area • Detrimental to the setting of the listed building • Removal of roof section will result in loss of historic fabric <p><u>Officer comment</u> Please see section 4 for response</p> <p>English Heritage – have confirmed that the application should be determined by the Council in accordance with national and local policy guidance.</p>					

Site Description

The site contains a 4-storey terraced property with basement which is Grade 2 listed and located in the Bloomsbury conservation area.

The building is located on the west side of Lambs Conduit Street. The ground floor is occupied by a tailor's shop (Use Class A1). The above floors are currently vacant but were previously in residential use (Use Class C3). There is a separate access from the street for the residential upper floors and for the tailors shop. The basement floor is currently vacant and is accessed via the hall serving the residential use.

Relevant History

Planning permission and listed building consent were granted on 8th September 2010 (2010/3342/P and 2010/3347/L) for the refurbishment of the basement for additional space to the ground floor retail unit, including reinstatement of front lightwell and basement level windows, the installation of railings to frontage and the installation of a new metal staircase to rear.

On 31st July 2001 a certificate of lawfulness was granted for the existing use of first, second and third floors as a self-contained maisonette (reference PSX0104630).

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

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 (Open space and biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP20 (Movement of goods and materials)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 1 – Design 2013

Camden Planning Guidance 2 – Housing 2013

Camden Planning Guidance 5 – Town Centres, Retail and Employment 2013

Camden Planning Guidance 7 – Transport 2011

Camden Planning Guidance 8 – Planning Obligations 2011

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

London Plan 2011

NPPF 2012

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent are sought for alterations to the existing building that include excavation at basement level and erection of two storey rear extension at basement and ground floor levels in order to create additional retail space (Class A1). Also proposed are alterations to the roof to install a replacement rooflight and pavement lights to be installed in the position of existing lightwells. The application proposes conversion of the existing residential unit on the upper floors into 1 x 1-bedroom flat and 1 x 2-bedroom maisonette (Class C3).

1.2 The proposals include lowering the floor in the front basement vaults and a new york stone floor reinstated and the basement extended into the rear courtyard. Above this, the proposed rear extension at ground floor level would house an accessible WC and fitting room. It would be a glazed conservatory which would be located adjacent to rear boundary wall in the rear courtyard. It would be set away from the existing building and linked via a glazed link. There would be small terrace in front of the conservatory that leads to an external staircase leading to the basement.

1.3 At roof level the existing roof lantern would be replaced with a smaller roof light and improved escape ladder.

1.4 The key material considerations are:

- Land use
- Standard of accommodation
- Design
- Basement
- Amenity
- Transport
- CIL

2.0 Land use

2.1 The proposals involve the refurbishment of the basement for retail space (Use Class A1) for the tailors at ground floor level, creating a new lightwell in the front forecourt as well as erecting an extension at basement and ground floor level to the rear. Due to the separate access to the basement it is assumed that the basement is ancillary storage space. It is noted that permission was granted for use of the basement as retail floorspace in 2010 (reference 2010/3342/P) therefore there are no objections to this change of use.

2.2 The proposed increase in the number of residential units at the site is welcomed in principle and in line with policies CS6 and DP2 which seeks to make full use of Camden's housing capacity. The Council seeks to provide a range of unit sizes to meet demand across the borough. In order to define what kind of mix should be provided within residential schemes, Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will meet the priorities outlined in the table. The provision of a 1 x 1 bedroom flat and 1 x 2 bedroom flat is considered acceptable, particularly as 2-bedroom units are considered to be high priority.

2.3 Policy DP6 requires all new dwellings be designed to meet Lifetime Homes Standards. The

Applicant has submitted a Lifetime Homes statement that shows that the standards where practicable, can be achieved.

3.0 Standard of accommodation

3.1 The proposal seeks to rearrangement of the existing layout to provide 1 x 1-bedroom units and 1 x 2-bedroom unit with the following floor areas listed in the table below:

flat	no. of bedrooms	Bedroom sizes	Total floorspace	Camden Standards specified in CPG2
1	1 -bed	16.7m ²	50m ²	32m ² (1 persons)
2	2 -bed	21.32m ² 11.9m ²	90m ²	48m ² (2 persons) 61m ² (3 persons) 75m ² (4 persons)

3.2 The proposed floor areas of the flats meet the recommended sizes in CPG2 and would provide satisfactory habitable accommodation. Each unit would have above minimum sizes for bedrooms.

4.0 Design

Rear extension

4.1 The existing toilet and fitting room provision in the building is somewhat substandard and unsympathetic to the listed building. Given the age of many of the customers of the tailors, it is important that a fully accessible toilet and fitting facilities are provided at ground floor level. Bloomsbury CAAC has objected to the application on the grounds that the loss of the rear yard is unacceptable and the proposals would harm the setting of the listed building. Officers have discussed with the Applicant about whether the WC and fitting facilities could be provided internally however in order to meet the building regulations they would take a sizable portion of the internal ground floor and harm the special interest of the building.

4.2 By providing the facilities in the rear garden, the interior of the building would be unharmed. Officers have negotiated a reduction in the depth of the extension in order to reduce its dominance in the garden. The design of the structure would be a lightweight pavilion at the foot on the garden which would be connected to the building by a lightweight glazed link. By setting the structure at the far end of the garden it allows the rear canted bay to be better appreciated via a small terrace area. The extension would not be widely visible from outside the application site and would not be visible at all from the public realm.

4.3 It is acknowledged that some harm would be caused to the building in terms of the infilling of a sizable portion of the garden, however in line with paragraph 134 of the NPPF this needs to be considered against the public benefit of the proposals which include securing the optimum viable use. The benefits of the scheme include the reintegration and restoration of the basement (with its rare panelling) back into the shop which will ensure the ongoing maintenance of these spaces. The toilet and changing facilities cannot be provided elsewhere in the site so therefore the optimal viable use is considered to be this one (the harm of providing these on the ground floor is greater than in the garden).

Basement

4.4 The basement is of interest as it contains panelling and shutters which are rare survivors from this period of building. The staircase would be reinstated in its original position although the orientation of this would be reversed from the original. It would be desirable that the staircase was orientated in its original position but it is appreciated that this would not be possible as it would have to be accessed off the residential corridor.

4.5 As the staircase would not interfere with significant historic fabric and would not read as a continuation of the stair above there is no objection raised to this part of the proposals. Following advice from Officers, the scheme has been revised to include the retention of a section of wall between the stair and the rear room at basement level.

Roof

4.6 The applicant's assessment of the roof is that it is a modern structure which matches the original roof form. Having inspected the roof on site this assessment appears to be correct. Bloomsbury CAAC has concerns about the loss of historic fabric to the roof. The extent of removal of roof structure is minimal and the original roof form can still be read. The flat roof area will be minimal and only usable as a means of escape or a small terrace which will be confined to the centre of the roof and will require no additional means of enclosure. It is therefore considered that the proposed alterations to the roof would not harm the building.

5.0 Basement

5.1 The proposal includes excavation of the front vaults in order to increase the headheight. The floor level would be lowered by approximately 250-500mm. At the rear, the application proposes the extension of the basement level, to the rear boundary line. This would require excavations of approximately 300-400mm below the existing floor level.

5.2 The application is accompanied by a Basement Impact Assessment (BIA) undertaken by two suitably qualified chartered engineers from Alan Baxter. The report confirms that a screening and scoping exercise was carried out in accordance with policy DP27 and the recommendations of CPG4 (Basements) in respect of surface flow and flooding, ground water flow and slope stability.

5.3 A 2.1metre deep trial pit was excavated and found a thin layer of made ground over a thin layer of silty sandy grey clay over approximately 1.4metres of sand and gravel. No groundwater was present. The proposed basement would be well above perched groundwater level. The proposed area of hard-standing in the rear garden would be increased by approximately 10sqm due to the ground and basement extensions. The surface water from the increased area would be drained into the local combined sewer system. The site is not located in an area that is at risk of surface water flooding.

5.4 The level of information provided is considered to be commensurate with the scale of excavation proposed. Based on the information provided and providing the recommendations of BIA are complied with, the proposal will maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. The proposed basement extension and excavation are in compliance with Policy DP27.

6.0 Amenity

6.1 The proposed extension at the rear would be less than 30cm above the adjoining boundary walls. As such, the proposals would not give rise to any significant loss of privacy, outlook, sunlight/daylight or noise.

6.2 The proposed improved access to the roof would not give rise to any further loss of privacy issues.

7.0 Transport

7.1 The site has a PTAL of 6b, which indicates that the site has an excellent level of accessibility by public transport. As one additional unit is being created, it is considered that one of the residential units should be designated car free through a Section 106 agreement to prevent any significant

increase in on-street parking. This has been agreed by the Applicant.

7.2 Camden's Parking Standards for cycles states that 2 parking spaces are required for 2 residential units. The applicant has not included provision for the required amount of cycle storage/parking in the proposed design. Given that the residential units are on the upper floors and the residents would not have access to the rear external space, it is considered that the constraints of the site indicate there should be no requirement for cycle spaces in this instance.

8.0 CIL

8.1 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL), as it seeks to create an additional residential unit.

9.0 Conclusion

9.1 It is recommended that these applications are approved subject to conditions and a S106 (car free).

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd December 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

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www.camden.gov.uk/planning

Application Ref: **2013/4095/P**

28 November 2013

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:

**33 Lambs Conduit Street
London
WC1N 3NG**

Proposal:

DECISION
Excavation at basement level and erection of two storey rear extension at basement and ground floor levels, in association with the creation of additional retail space (Class A1). Alterations to roof including installation of replacement rooflight. Conversion of existing residential unit on upper floors into 1 x 1-bedroom flat and 1 x 2-bedroom maisonette (Class C3).

Drawing Nos: (321.PL.) 001, 002, 004B, 005A, 006A, 007B, 08, 009A, 010A, 011, 012, 013A, 014, 020, 021, 022, 023

Supporting documents

Planning Statement dated June 2013
Heritage Statement dated June 2013
Design and Access Statement dated June 2013
Structural Engineering Notes July 2013

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:
(321.PL.) 001, 002, 004B, 005A, 006A, 007B, 08, 009A, 010A, 011, 012, 013A, 014, 020, 021, 022, 023.

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

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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 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

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P.O. Box 59536
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planning@camden.gov.uk
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Application Ref: **2013/4404/L**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

28 November 2013

Dear Sir/Madam

DRAFT
DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
33 Lambs Conduit Street
London
WC1N 3NG

DECISION

Proposal:

Excavation at basement level and erection of two storey rear extension at basement and ground floor levels, in association with the creation of additional retail space (Class A1). Alterations to roof including installation of replacement rooflight. Conversion of existing residential unit on upper floors into 1 x 1-bedroom flat and 1 x 2-bedroom maisonette (Class C3) and associated internal alterations.

Drawing Nos: (321.PL.) 001, 002, 004B, 005A, 006A, 007B, 08, 009A, 010A, 011, 012, 013A, 014, 020, 021, 022, 023

The Council has considered your application and decided to grant listed building consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
 - c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
 - d) Method of upgrading existing fabric to meet building regulations.
 - e) Plan, elevation and section at 1:10 of proposed internal stair from basement to ground floor.
 - f) Plan and section at 1:10 of proposed front pavement light
 - g) Elevation of proposed rear extension at 1:10 with sections of typical framing details at 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DRAFT

DECISION