

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/08/2013	
		N/A		<b>Consultation Expiry Date:</b>		01/08/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2013/3923/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15 John Street London WC1N 2EB				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Change of use from office (Class B1) to 4-bed dwelling house (Class C3).							
<b>Recommendation(s):</b>		Conditional approval subject to S106 legal agreement					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	17	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed from 03/07/2013 until 24/07/2013 Press notice displayed from 11/07/2013 until 01/08/2013  No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC – no response received					

## Site Description

The application site relates to a Grade II listed Georgian town house dating from the late 18<sup>th</sup> Century. It is part of a terrace of 11 similar houses. The building is 4 storeys tall with a semi-basement and has lawful use for office purposes (Class B1a).

John Street, and the surrounding area, is a mixture of office and residential. The site is located within sub-area 10 of the Bloomsbury Conservation area and the Central London Area.

## Relevant History

2013/1270/P - Change of use from office (Class B1) to 4-bed dwelling house (Class C3). Withdrawn on 03/06/2013

14366(R)1 - The improvement and rear extension of the office accommodation. Approved on 06/04/1973

HB513(R) - Alterations and extensions to 15 John Street, W.C.1, to include the re- building and extension of the existing basement and ground floor extension, the construction of a rear extension for lavatory accommodation at first and second floor levels, and the filling in of the space below the bridge in the front basement area. Approved on 06/04/1973

26898 - Change of use to premises for educational use. Refused on 23/10/1978

### 16 John Street

2012/5456/P - Change of use from office (Class B1) to single dwellinghouse (Class C3). Approved on 12<sup>th</sup> February 2013.

## Relevant policies

### **LDF Core Strategy and Development Policies**

LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

NPPF 2012

London Plan 2011

## Assessment

### Proposal

Planning permission is sought for the change of use from B1 office to C3 residential. The building would be used as a 4-bedroom single family dwellinghouse. There are no internal or external changes to the building therefore listed building consent is not required.

This application is assessed in terms of: landuse, the standard of proposed accommodation, the amenity of neighbouring properties and transport.

### Landuse

The building is currently being used as an office. The Applicant states that the current tenants have found that their business is no longer suited to the building and therefore are moving to a new office.

Policy DP13 requires the Applicants to demonstrate that a site or building is no longer suitable for its existing business and the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

The Applicant has submitted a letter from the current tenants that states that they are leaving the application site due to the building no longer being fit for purpose as a modern office. The Applicant has also submitted letters from commercial estate agents Morgan Lambert and Partners and Knight Frank who state that as the original use of the properties in this area were for residential use, the building is not suitable for commercial occupation. The letters say that the office use is not a suitable use for the building due to the rooms being of various sizes, not being DDA compliant and as the building is listed, tenants cannot adjust the internal layout. The Knight Frank letter states that there is very little demand for the office space within five storey Georgian town houses such as the application site as they cannot compete with purpose built, fully serviced offices.

Policy DP13 states that when it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses. It is accepted that the building is only suitable for office use and would not be suitable for any alternative business use within the B1 use class.

Permission has been granted in recent years for changes of use from office to residential at number 12 John Street in 2010 (2010/2153/P), number 18 John Street in 2011 (2011/1285/P), number 16 John Street and 27 John Street in 2013 (2012/5456/P and 2012/2735/P). The main reasons for granting these permissions were that the sites were older properties that are only suitable for office accommodation and a change of use to residential would comply with policies CS8 and DP13.

In conclusion, it is considered that the loss of employment floorspace is acceptable, given the particular circumstances of this case. The proposal is appropriate and complies with policies CS8 and DP13.

Housing is considered to be a priority of the LDF and the provision of new residential floorspace is welcomed as long as it complies with other policies and guidance.

### Standard of proposed accommodation

The proposal would provide a large 4-bed house of 450sqm. All bedrooms would be more than 12sqm, and benefit from regular sized and shaped rooms. The building was originally built as a house and would provide a good standard of accommodation.

Policy DP6 requires that all new residential accommodation including conversions meets Lifetime Homes Standards. The Applicant has provided a Lifetime Homes Statement that indicates whether

the proposal will meet the relevant criteria where possible. As the building is listed, there are limited changes that could be made to incorporate criteria from Lifetime Homes Standards. As such, the proposal is considered to provide an adequate level of amenity for future occupiers and would comply with policies CS5, DP6 and DP26 of the LDF.

#### Amenity for neighbouring occupiers

There are no extensions proposed nor additional windows so the proposal would not affect neighbouring properties in terms of light or privacy. The change of use to residential, in a street that is a mixture of offices and residential, is not considered to create any other amenity issues. As such the proposal would not harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF.

#### Transport

The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone (CPZ). The site is within the "Clear Zone Region", for which the whole area is considered to suffer from parking stress. It is likely that the new dwelling would increase demand for on-street parking in the Controlled Parking Zone therefore it is recommended that the development should be made car-free via a Section 106 agreement. The Applicant has agreed to enter into a S106 legal agreement on this basis. This is in line with policy DP18 and the London Plan.

The proposal is for 1x four-bedroom house and the London Plan requires two cycle storage spaces for residential units of more than two bedrooms. The plans submitted show cycle storage in the under pavement vaults at basement level. As this is not at ground floor level this does not comply with the Council's cycle parking standards, but due to the listed nature of the building, it is considered to be adequate. No details as of the cycle storage area have been provided, as such it is recommended that this detail will be secured by condition.

#### Recommendation

It is recommended that conditional planning permission is granted subject to a Section 106 Agreement for car-free housing.