

Delegated Report		Analysis sheet		Expiry Date:		13/02/2013	
		N/A / attached		Consultation Expiry Date:		31/01/2013	
Officer				Application Number(s)			
Miheer Mehta				2012/6701/P			
Application Address				Drawing Numbers			
40-41 Store Street London WC1E 7DB				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear extensions at first floor level (demolition of extensions at second floor level), alterations to rear fenestration and installation of 2 rooflights all in connection with change of use of upper floors from 2 non-self-contained rooms, 1 x studio and 1 x 3-bedroom flat to 1 x studio, 1 x 1-bed and 2 x 2-bed flats (Class C3).							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>A press notice was published in the Ham & High on 10/01/2013 (expired on 31/01/2013) and a site notice was erected on 03/01/2013 (expired on 24/01/2013).</p> <p>No responses received.</p>					
CAAC/Local groups* comments:		<p>No responses received.</p> <p>Bloomsbury CAAC – no response received to date.</p>					

Site Description

The application site relates to two four-storey mid-terrace properties located on the southern side of Store Street. The site is located within a terrace of properties which are in commercial use at ground floor level with residential use above. The rear of the terrace backs onto Gower Mews.

The site is located in Bloomsbury Conservation Area however the building is not listed. The site is also located within the Central London Area and within a Neighbourhood Centre.

Relevant History

2012/4344/P: Erection of two storey rear extension at first and second floor level, installation of balustrading at rear third floor level to create terrace, replacement of roof covering and installation of rooflights all in connection with change of use from 4 x self contained flats at first, second and third floor level to 3 self contained flats (Class C3) to accommodate 1 x 1-bedroom, 1 x 2-bedroom and 1 x 3-bedroom; – Withdrawn on 02/11/2012 because of concerns with flat sizes and the overall layout of accommodation.

34-35 Store Street

2010/5784/P: Change of use of the first, second and third floors from an 18-room hotel to 2 x 1 bedroom flats and 2 x two bedroom flats with associated first floor rear extensions and conversion of existing hotel floorspace at ground floor level to a retail unit. – Granted 15/04/2011

36-37 Store Street

2010/1758/P: External alterations associated with the internal reconfiguration of three residential units on the upper floors of 36 and 37 Store Street. – Granted 08/06/2010

Relevant policies

LDF Core Strategy and Development Policies

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)
CS14 (Promoting high quality places and conserving our heritage)
CS18 (Dealing with our waste and encouraging recycling)
DP2 (Making full use of Camden's capacity for housing)
DP4 (Minimising the loss of affordable homes)
DP5 (Housing size mix)
DP6 (Lifetime homes and wheelchair homes)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and the availability of car parking)
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)

Supplementary Guidance

Camden Planning Guidance 2011

CPG 1 (Design)
CPG 2 (Housing)
CPG 3 (Sustainability)
CPG 6 (Amenity)
CPG 7 (Transport)
CPG 8 (Planning Obligations)

Bloomsbury Conservation Area Character Appraisal and Management Strategy (CAAMS) April 2011

Assessment

Background:

Planning permission is sought for the erection of rear extensions at first floor level (demolition of extensions at second floor level), alterations to rear fenestration and installation of 2 rooflights all in connection with change of use of upper floors from 3 x studios and 1 x 3-bedroom maisonette to 1 x studio, 1 x 1-bed and 2 x 2-bed flats (Class C3).

The conversion would include minor internal alterations to the layout of each floor and an extension to the rear at first floor level. As the proposal is for the conversion of the upper floors of both buildings, the proposed four flats would be accessed via a single staircase accessed from the existing residential entrance to no.40 Store Street.

The first floor would consist of a studio and 1 bed flat with a 2 bedroom flat on each of the second and third floors.

The proposed extension is similar to other recently built extensions at first floor level. The extension would be finished in white render, comprising 2 windows; alterations to the rear fenestration would include double glazed painted sash windows. It would also have a flat roof.

Assessment:

The main issues to be considered are the principle of conversion, the standard of accommodation, the design and impact on the character of the area and the potential impact on neighbouring amenity.

Principle of Conversion:

The principle to convert the existing mix of non-self-contained and part self-contained accommodation on the upper floors of 40 Store Street and the self-contained 3 bedroom maisonette flat on the upper floors of 41 Store Street is subject to the proposed flats meeting the minimum floor area standards within the London Plan (2011) floorspace requirements. Furthermore, due to the existing condition and poor standard of accommodation within the upper floors of 40 Store Street, the loss of these smaller units is considered acceptable as the proposal provides a mix of units which accommodate smaller households and provide for 2 two bedroom units that are considered to be high priority within the borough.

The existing condition of the upper floors of both buildings is poor and modernisation is required as they lay vacant.

Standard of Accommodation:

The existing units are varied in size. The proposal includes 2 two-bed units, and Policy DP5 'Dwelling Size Priorities Table' identifies there being a 'very high' need for such sized units in the borough. These two units would replace 2 x non-self-contained units, 1 x studio unit and 1 x 3-bed unit and would provide a studio flat and 1 bedroom unit to provide smaller units which are in accordance with current size standards. The Priorities Table identifies 2-bed market units as having a 'very high' need in the borough and therefore the proposed mix would remain policy DP5 compliant in providing an appropriate mix of dwellings. Therefore the loss of a 3 bedroom family sized unit is considered to be acceptable and as the family unit does not benefit from outdoor amenity space due to its location above a commercial unit, it is not ideally suited to family occupation. The loss of 2x non-self-contained units within the building is acceptable as they are not registered as HMOs and have not had the benefit of a HMO Licence since Aug 2008 and the overall standard of accommodation proposed is in accordance with current policies and this improvement is welcomed.

All flats would have dual aspect and would be well laid out. The lateral conversion provides better sized units on one level and in the main provides main bedrooms at the quieter rear. The 1-bed unit would fall below London Plan (2011) standards at 48 sqm for a 1 bedroom flat, however, this 2 sqm is not considered to warrant refusal of the application as the layout of the unit and the overall standard of accommodation for all flats proposed exceeds the minimum standards.

None of the units would have access to private amenity space; however, due to the location of the application site and the difficulty in providing terraces or balconies, it is considered that the proposal would remain acceptable.

It is considered that the proposed accommodation would be acceptable in terms of their mix, size and standard of accommodation. Furthermore, a Lifetime Homes Assessment has been provided and confirms the elements of the proposal that could achieve the standard.

Design / Impact on character:

Development plan policy DP24 (Securing high quality design) of the Council's LDF require all developments to be of a high standard design and take into consideration the character, setting, context, form and scale of the host building and surrounding properties.

According to Camden's Policy Guidance (CPG1 – Design), rear extensions should be secondary to the scale, proportions and dimensions of the host building; rear extensions should respect and preserve the original design and proportions of the building; this includes its architectural period and style.

The Bloomsbury Conservation Area Appraisal identifies rear extensions and their impact on the conservation area. Planning history shows that rear extensions at neighbouring properties on Store Street which are comparable to the proposed extension are not uncommon, in particular similar extensions that have taken place at 34-35 and 36-37 Store Street, (see planning history).

The proposal has been designed to emulate other first floor extensions nearby. The extension would not impact on the overall rear elevation of the building and as such the extension would respect the character of the main dwelling.

Whilst the development would be for a full width rear extension, the extension has been stepped and this reduces its overall bulk and provides for an extension that follows the general rhythm of rear extensions to the rear of properties on Store Street. Although the proposal would provide a contemporary flat roofed extension, its size, proportions, use of materials and positioning is considered to preserve the character and appearance of the main properties and the conservation area.

The proposal also includes 2 rooflights that would be located on the roof of the main building. These roof lights would be flush and would be considered to be acceptable.

The proposal overall is considered to preserve the character and appearance of the main buildings and would not cause harm to the conservation area.

Impact on amenity:

The closest neighbouring occupier that may be affected is No. 42 Store Street on the eastern side of the application site. The depth of the extension would not create any significant impact to the upper floors of the neighbouring commercial building. The proposal would be flush with the rear of no. 39 Store street at first floor level and therefore no issues arise.

There would be no potential for overlooking to neighbouring properties. Although no roof terrace is proposed or indicated on the drawings, a condition will be imposed restricting the roof from being used as a balcony / terrace. This would be to prevent any potential to overlook onto any windows to

adjoining occupiers.

Transport: The site has an excellent public transport accessibility level. Four cycle parking spaces, one for each flat, would need to be provided to fully accord with the relevant policy. However, the drawings indicate that three are proposed, although the size of the areas proposed suggests only two may be possible in practice. These are within the property itself, which is not ideal. Unfortunately, there is no opportunity to provide a dedicated storage space on site and this is considered the most that can be achieved. There seems little to be gained by requiring space elsewhere in the building which would not be convenient to use (certainly no more so than within the flats themselves) and would result in the loss of usable floorspace within the flats. Therefore, the proposal accords with policy DP18 as far as is possible, and hence is not a reason for refusal.

Refuse storage: Planning guidance for minor conversions like this seeks that refuse and recyclables are collected and stored in individual flats and left on the side path for collection day only. Each flat has adequate internal storage for this waste.

Community Infrastructure Levy:

The proposal would create new units of accommodation and an extension to the rear which would provide replacement and additional floorspace and would therefore be liable for a contribution towards the Mayor's Community Infrastructure Levy (CIL). The existing upper floors have been vacant for more than 6 months and this would also trigger liability for CIL.

Based on the MoL's CIL charging schedule and the information given on the plans due to the creation of 4 new dwellings (due to the new sizes, location and layout) the charge would be the whole internal floorspace multiplied by the £50 per square metre fee. Therefore a liability of £13,500.00 based upon the floor areas of each flat (270m² x £50). The CIL form submitted with the application has been revised.

Conclusion:

Overall the proposal is considered to be acceptable, providing improved residential accommodation within the Borough, seeks to preserve the appearance of the host buildings and would not cause harm to the character of the wider conservation area. The development would therefore comply with the aims and objectives of core policy CS6 and CS14 and development plan policies DP24 and DP25 of the LDF.

The development is not considered to result in a harmful impact on the amenities of neighbouring properties and would therefore be consistent with policy DP26 of the LDF.

Recommendation:

Grant Conditional Permission subject to conditions.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444