

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		29/11/2012	
		N/A / attached		Consultation Expiry Date:		22/11/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/5284/P			
Application Address				Drawing Numbers			
32 COPTIC STREET LONDON WC1A 1NP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a part-three, part-four storey rear extension, demolition of existing roof to a create full width roof terrace with lift enclosure at roof level, provision of a 1 bed-self contained flat at basement level, and alterations to the front facade at ground floor level to existing dwelling house (class C3)							
Recommendation(s):		Grant Planning Permission Subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	30	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 24/10/2012-14/11/2012 Press advert 01/11/2012-22/11/2012 No responses were received					
CAAC/Local group comments:		Bloomsbury CAAC object to the roof terrace as it would result in the loss of the original roof form, and the railing planting and other uncharacteristic elements and the terrace would be likely to detract from the amenity of adjoining occupiers. The horizontal boarded garage doors are also considered inappropriate and therefore harmful. Officer Comment: see sections 2 & 4.3					
Site Description							
The site is an early 19 th century (c1820) terraced house located on the east side of Coptic Street. The house is arranged over three storeys plus basement and has a former shopfront and archway at ground level leading to a courtyard at the rear. The complex is believed to have formerly comprised a dairy but is now wholly in use as a single dwelling. The site now also includes a two storey courtyard building comprising an artist's studio and library, occupying part of the original site of the adjacent former dairy (now converted to a block of flats). This is accessed via an external bridge link over the large lightwell/courtyard to the rear of the house. Adjoining the site to the rear is a mix of commercial and residential properties with those to the east fronting Museum Street and those to the north fronting Great Russell Street being grade II listed. The application site itself is not listed but forms part of the Bloomsbury Conservation Area to which it is identified as making a positive contribution. It is also located within the Central London Area and Clear Zone.							
Relevant History							

2012/1789/P Erection of a part-three, part-four storey rear extension including installation of a platform lift, erection of full width mansard roof extension with rear roof terrace and rooflights, conversion at basement level to provide a 1 bed self contained flat, and alterations to the front facade at ground floor level to existing dwelling house (Class C3). Granted 16/08/2012

2012/1791/P (32 & 33 Coptic Street) Erection of a part-three, part-four storey rear extension including installation of a platform lift, conversion at basement level to provide a 1 bed self contained flat, creation of full width roof terrace across entire footprint of No.32, alterations to the front facade at ground floor level to existing dwelling house at No.32 (Class C3), lateral conversion to join Nos.32 and 33 at second floor level, including internal alterations at No.33 to create a self-contained duplex flat. Withdrawn 17/08/2012

2011/4199/P Additions and alterations including erection of a roof extension with associated terrace; and a part-two, part-four storey rear extension incorporating a platform lift, covered link and additional living accommodation for the existing dwelling house (Class C3). Refused 17/10/2011

8900345 Alterations to the existing studio involving the creation of a new courtyard the erection of a link between house and studio and the construction of a new roof – Granted 16/01/1990

8501908 The erection of an additional floor at first floor level with access stairs and lifts to be used as an artists studio ancillary to the residential use of the remainder of the building – Granted 18/02/1986

36796 Change of use of the ground floor at 32 Coptic Street, WC1 from antique bookshop and cafe to artist's studio and the basement to ancillary storage – Granted 20/12/1983

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

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 Protecting and improving our parks and open spaces & encouraging biodiversity

CS16 Improving Camden's health and well-being

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

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

DP32 (Air quality and Camden's Clear Zone)

Camden Planning Guidance 2011

Bloomsbury Conservation Area Appraisal and Management Strategy

NPPF 2012

Assessment

1 Proposal

1.1 The proposal is to provide additional amenity space and to improve access within the property, to accommodate the needs of the existing occupiers. The applicant is a 79 year old artist with mobility problems who has lived at the property since 1979, the lifts would enable him to continue living in his home by providing better access. Part of the library/store room would be

converted to a 1-bedroom flat for a full-time carer/assistant. A proposed three storey extension would accommodate a lift, rising from the basement to the second floor, and an attached two storey glazed link would provide access to the courtyard studio. An additional lift would connect the second floor to the proposed roof terrace. A new staircase would allow access from the ground floor to the rear basement courtyard. Further proposed alterations comprise replacement of the existing timber coach doors and shopfronts.

- 1.2 Three similar applications have been considered. The first scheme (reference 2011/4199/P) was considered unacceptable and refused on design grounds on 17/10/2011. A proposed half-width mansard was considered to unbalance the building, the loss of an original chimney was unacceptable and the proposed windows were not considered to be subservient to those below. The rear extension was considered to be too wide, obscuring the rear windows, and too high with the lift shaft extending to five storeys and rising above the rear parapet
- 1.3 A later scheme (2012/1789/P) addressed officers' concerns by incorporating a mansard roof extension across the full width of the building, with smaller windows and the retention of the chimney. A roof terrace was included in the central rear portion. The proposed lift shaft no longer rose to mansard level, terminating at parapet level, and was clad in zinc to allow the form of the original dwelling to be more easily recognisable. The width of the extension was also reduced by approximately 1m so as not to obscure the rear windows of the building. This application was granted on 16/08/2012.
- 1.4 A further scheme, which omitted the mansard roof, but connected the application site to the neighbouring building, no. 33 Coptic Street, was recommended for approval subject to a Section 106 Agreement. The applicant withdrew the application before the agreement was signed (reference 2012/1791/P). This scheme was similar to the proposed scheme in that it provided a roof terrace rather than a mansard.
- 1.5 The main differences between the proposed scheme and the withdrawn scheme (2012/1791/P) are that the latter included a lateral conversion to link nos. 32 and 33 whereas the proposed scheme solely relates to no.32. Additionally the proposed scheme relocates the carer's flat from the basement of the main house to the basement of the studio, includes a lift to the terrace, and proposes different alterations to the shopfront.
- 1.6 The main issues are:
 - Design
 - Standard of proposed accommodation
 - Amenity
 - Transport
 - Sustainability
 - Community Infrastructure Levy (CIL)

2 Design

- 2.1 The property is located at no 32 Coptic Street on the north side of Coptic Street, which is within the Bloomsbury Conservation Area. The property is a late Georgian terraced house (c. 1820), 5 bays wide and one room deep, arranged over three storeys and a basement, with a former shop and archway to the rear courtyard at ground floor level.
- 2.2 The property also comprises an artist's studio at the rear, occupying part of the former dairy. The studio is accessed via an external pedestrian bridge over a large lightwell/courtyard separating the dwelling and studio. The studio has no direct access from the main house.
- 2.3 As mentioned in section 1, this proposal is for a part three, part four storey extension, removal of the roof to provide a roof terrace, and alteration to the shopfronts. It is similar, in terms of

extensions and roof terrace, to the application that was recommended for approval, but withdrawn before the Section 106 Agreement was signed. It is also similar to the approved scheme, but features a roof terrace instead of a mansard roof.

Significance

- 2.4 The Bloomsbury Conservation Area is a designated heritage asset. The Conservation Area Appraisal and Management Strategy (CAAMS), adopted in 2010, includes an assessment of the Conservation Area's special interest, identifying the building as being a 'positive contributor' in terms of character and appearance, thus making it a non-designated heritage asset. In this regard the only issue to consider is the impact of the full width roof terrace at roof level along with associated alterations on the significance of the designated and undesignated heritage assets- the character or appearance of Bloomsbury Conservation Area and 32 Coptic Street respectively.

Rear extension

- 2.5 A three storey link building is proposed, with a platform lift to connect the main house and the studio at the rear, and to provide ancillary accommodation. The extension would be part width and would meet Camden Planning Guidance on the height of rear extensions. The lift shaft would extend above the first floor of the extension, the minimum necessary to gain access to the upper floors, and is considered to be a reasonable adjustment to the property in this instance. This part of the scheme is almost identical to that which was previously approved, except the glazed two storey element would be 1.5m deep as opposed to 900mm deep.

Roof

- 2.6 The proposal is for a roof terrace on top of the house (removal of existing roof to create a terrace only), with a minimal lift enclosure set at the back of the roof terrace to provide wheelchair access. The loss of the roof, albeit original, would result in a minimal impact on the character and appearance of the Conservation Area given it is largely hidden from view behind the parapet wall and is only visible from the upper floors of a handle of neighbouring buildings. Moreover the creation of large outdoor amenity area for the long term, elderly and frail owner would result in sufficient benefit to off the loss in this instance. This element of the scheme is the same as the proposal that was recommended for approval, but subsequently withdrawn.
- 2.7 The chimney stacks would be retained as part of the proposal. Access to the roof would be from a lift from second floor located at the north corner of the stair projection and will be combined with a new stair with detailing similar to the original Georgian stair. The new lift enclosure would be set at the back of the roof in the centre of the plan and clad in timber boards creating a negligible impact on the area. Stair access to the roof terrace will be via a glazed hatch in three sliding sections, set below the existing level of the parapet level and disguised from view from the neighbouring buildings.
- 2.8 Planters with integrated balustrade to achieve current building regulation standards will be located along the front and rear parapet walls with the balustrade facing the terrace rather than the street or the courtyard; the balustrade will be disguised by the vegetation and will not be visible from the street, thus maintaining the original appearance of the house.

Ground floor

- 2.9 The currently shop fronts at ground level will be replaced. The current proposal is for the reinstatement of shop fronts of Georgian design, with etched-glass gridded windows in the lower part and clearstory windows to improve natural ventilation. The refurbished shop fronts will be of a design in keeping with the Bloomsbury Conservation Area and particularly the shop fronts on the near Great Russell Street and Museum Street. The exact design of the shopfront including glazing bar profile, will be dealt with by way of condition. There is no objection to the timber coach door being replaced, the proposed design and use of materials would retain the traditional elements necessary to preserve the character of the building, the orientation of the timber

boarding is not considered harmful to the appearance of the building.

- 2.10 The current proposal would rationalise the roof level access and provide good quality amenity for the owner. In addition a high quality shopfront would be provided. For these reasons the proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance, and would preserve and enhance the character and appearance of the Bloomsbury Conservation Area.

3 Standard of proposed accommodation

- 3.1 The main aim of the proposal is to improve access for the existing residents by the installation of lifts, the provision of additional amenity space, as well as the provision of a self contained flat at basement level for a full time carer/assistant.

Main dwelling

- 3.2 The proposal would see a lift installed from the basement to second floors improving access for the existing occupier who is in his 70's and has mobility difficulties. The proposal would improve circulation within the building and access to the basement courtyard and courtyard studio. An additional lift would also provide access from the second floor to the proposed roof terrace. The previously withdrawn scheme did not provide a lift to the terrace as it would have been accessed from the third floor of no. 33, however this would have limited the occupiers access to the terrace. Such adaptations are compliant with the aims of policy DP6 which considers that people with mobility difficulties, including disabled people, should have access to a range of housing types that match the range available to those without mobility constraints, and aims to allow people to live in their home for as much of their life as possible. The applicants have provided a Lifetime Homes statement, and a condition will specify that the features denoted to be met shall be implemented.

Carer's flat

- 3.3 The proposed carer's flat would occupy the lower floor of the courtyard studio (as opposed to the withdrawn scheme which placed it in the basement of no. 32). It would have a floorspace of approximately 49sqm with a bedroom of 20sqm which meets Camden's Residential Development Standards for 2 persons. The rooms are regularly shaped with adequate storage space, both rooms would face the courtyard and are considered to receive ample light.
- 3.4 The proposed flat would have reasonably sized rooms and amenity space in the form of the basement courtyard and is considered to provide an adequate standard of accommodation. As such the proposal is considered to provide an enhanced level of residential amenity for the existing occupiers and a reasonable standard of accommodation for the proposed carer and would comply with policies CS6, DP2 and DP6 of the LDF and Camden Planning Guidance.

4 Amenity

- 4.1 The proposal is almost the same as the previously withdrawn scheme in terms of alterations and extension, and this scheme was not considered to harm the amenity of adjoining occupiers, the only difference being the proposed lift enclosure at roof level. This enclosure is 1.5m x 1.5m with a height of 2.3m, due to its location in the centre of the roof it is not considered to affect daylight or sunlight to adjoining properties. The approved scheme featured a mansard roof which was not considered to affect sunlight or daylight to adjoining properties.
- 4.2 In terms of impact on outlook and daylight to adjacent properties the most likely affected residential windows would be those at the rear of no.30 Coptic Street) adjacent to the southern boundary. The first floor element of the proposed extension would abut the existing boundary wall and exceed it in height by a storey. However the distance of the nearest windows from this boundary (approx 4.5m) and the oblique angle onto which they face it, are considered sufficient

to negate any likely impact on their available daylight from arising.

- 4.3 The proposed terrace would face existing residential properties (Stedham Chambers) on the opposite side of the street. This relationship is not considered unreasonable for this high density urban location, in terms of overlooking and noise disturbance matters. To the rear the buildings are in commercial use or too far away to be overlooked.
- 4.4 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

5 Transport

- 5.1 The transport issues are identical to the previously approved scheme. The property has access to a carport accessed directly from Coptic Street providing space for one vehicle to be parked on-site which it is proposed to retain. The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone. Holborn (CA-C) operates Mon-Sat 08:30-18:30 (residents' bay 24hour) and 107 parking permits have been issued for every 100 estimated parking bays within the zone. This means that this CPZ is highly stressed, especially where overnight demand exceeds 90%. In accordance with the Council's Parking Standards, it is recommended that the property is car-capped. For car capped developments, the Council will not issue on-street parking permits and use planning obligations to ensure that future occupants are aware they are not entitled to on-street parking permits.

Cycle Parking

- 5.2 The proposal is for a new one bed self-contained residential dwelling; therefore 1 cycle storage/parking space would be required. The applicant has identified a storage area within the basement for one cycle, therefore Camden's parking standards for cycle storage have been met. A condition will require the cycle storage to be implemented and retained.

Construction Management Plan (CMP)

- 5.6 The main element of the works connected with the proposal relates to a new lift shaft and lift car being erected to the rear of the property. Works in relation to this type of consideration can invariably require large vehicles to deliver the lift components to site. Although a full CMP is not considered required, it is advised that a condition be secured for a Construction Management Statement detailing the type of vehicle and delivery route for any large vehicles connected to the lift works, as Coptic Street is a narrow and constrained part of the highway network.

6 Sustainability

- 6.1 A green roof was indicated on top of the first floor of the rear extension in the approved scheme, but is now considered to have limited benefit due to the small area (4.5sqm). The proposed planting for the roof terrace is considered to compensate for this.

7 Community Infrastructure Levy (CIL)

- 7.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £2,450 (49sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

- 8 Recommendation:** Grant Planning Permission Subject to a Section 106 Legal Agreement for car-capped housing

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th November 2012.
For further information please click [here.](#)