

Delegated Report		Analysis sheet		Expiry Date:		30/10/2012	
(Member's Breifing)		N/A		Consultation Expiry Date:		11/10/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/4300/P			
Application Address				Drawing Numbers			
38 Store Street London WC1E 7DB				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of 4 windows on the rear elevation at first and second floor level and 2 rooflights at roof level all in connection with change of use from 1 x 3-bedroom flat to 1 x studio flat at first floor level and 1 x 2 bed maisonette at second and third floor level (Class C3).							
Recommendation(s):		Approve subject to S106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 12/09/2012 to 03/10/2012. A publicity notice was published in the Ham & High on 20/09/2012.</p> <p>No letters of comment or objection have been received to date.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Bloomsbury CAAC had raised objection to the impact on light and amenity of the mews.</p> <p><u>Officer's response:</u> The rear extension has been removed from the proposal and Bloomsbury CAAC has been notified.</p>					

Site Description

The application site relates to a four storey terraced building on Store Street which lies opposite the junction with Ridgmount Street. The terraced group is largely similar in building heights and built pattern with retail and restaurant uses at ground floor level with residential above. The rear of the terrace backs onto Gower Mews.

The building is located in Bloomsbury conservation area.

Relevant History

40-41 Store Street

Full planning application, reference 2012/4344/P, for: 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. **Registered.**

Application site

Full planning application, reference 2006/5052/P, was **granted** for: Change of use of the ground floor from retail (Class A1) to financial/professional service (Class A2).

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime Homes and Wheelchair Homes

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance 2011

CPG1 Design

CPG2 Housing

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

Background and proposal

The application site relates to a four storey terraced building on Store Street with retail at ground floor level and a 3 bedroom family unit above. The mews properties are in close proximity to the rear of the site.

Following site inspection, it was clear that the rear of this terraced group was largely unimpaired by extension or alteration, and an extension which would raise the height of the closet wing higher than neighbouring projections is considered harmful to the character and appearance of this part of the conservation area. As such the extension of the rear closet wing at third floor level was removed from the proposal.

The following works are proposed:

- 4 windows on rear elevation at first and second floor level;
- 2 rooflights at roof level;
- Change of use from 1 x 3-bedroom flat to 1 x studio flat at first floor level and 1 x 2 bed maisonette at second and third floor level.

The main considerations subject of this assessment relate to: design & appearance; land use; quality of residential accommodation; impact upon neighbouring amenity; transportation and refuse.

Design and appearance

The applicant has proposed the removal of existing original and non-original windows on the rear elevation: 3x closet wing windows; & 1x second floor window and replacement with new timber painted sash '6 over 6' Georgian style windows. The proposed replacement windows would enhance the character and appearance to the rear elevation which is welcomed in accordance with policies: CS14; DP24; & DP25 of Camden's LDF.

Two rooflights are proposed within the mid section of the existing flat roof. In consideration that these rooflights would not project higher than the parapet they should not harm the character and appearance of the existing building, nor would they clutter the roofscape.

It is not considered that the proposal would have adverse impacts on amenity or light spillage, given that two rooflights are proposed and are centrally located.

Land use

Development policy DP2 seeks to maximise the proportion/supply of housing in the borough; conversions may be resisted where the development would result in the loss of more than two or more homes. The proposal is seeking to convert the existing 3 bedroom unit at first, second and third floors into 1 x studio flat at first floor level and 1 x 2 bed maisonette and therefore the proposal to provide additional housing is welcomed, in accordance with policies CS6 and DP2.

Housing mix

The Council seeks to support the development of mixed and balanced communities and development policy DP5 aims to secure a range of unit sizes which are of higher priority in the borough. Housing priority for 3 bedroom market units are medium and therefore its change of use to a two bedroom unit which is very high and a studio unit that has lower priority is considered acceptable.

Quality of residential accommodation

The proposed two bedroom maisonette would be at second and third floor levels would have an internal floor area of 81m². The maisonette would provide spacious living accommodation with good outlook, sunlight and daylight.

The proposed studio unit would be at first floor level and would have an internal floor area of 39m². The layout of the studio would successfully subdivide the living space and bedroom area by the inclusion of an internal bathroom, creating a hallway between the two areas. The unit would provide suitable outlook and daylight in accordance with policy DP26.

Number of persons	1	2	3	4
Minimum floorspace m sq	32	48	61	75
Proposed floorspace m sq	39	n/a	n/a	81

CPG2 Housing: residential development standards

The existing three bedroom unit does not benefit from outdoor amenity space and the proposal would not include its provision. Both units are above minimum internal floorspace requirements and in consideration of the area this is not viewed as significant reason to refuse.

Lifetime-homes

The applicant has submitted a lifetime homes checklist to show where the criteria are met in accordance with policy DP6. In view that the proposal does not relate to a new build, it is understood and accepted that it is not possible to meet all 16 points of the checklist.

Parking, refuse & recycling

The Council will expect development in low parking provision areas to be car free. In view that most of the borough has public transport accessibility levels from moderate to excellent, where parking controls are in force the Council will expect car free development.

Store Street is located in an area with good access to public transport. Parking is controlled in the local area under Controlled Parking Zone 'CAE'. In view that the proposal would increase the proportion of self contained units by 1 and that it is within an area of good public transport accessibility a car free agreement secured by a S106 is sought. The car free agreement would restrict the rights of future occupants to obtain a parking permit.

An internal cycle store is proposed at first floor level and whilst ground access cannot be provided the store would ensure that cycles could be stored safely without needing to occupy internal floorspace of the units. A

condition shall be attached to ensure that the details of secure storage are submitted.

No details of refuse storage has been submitted however given that there were no existing storage units it is considered that the occupiers would dispose of their waste and recycling on collection and is not considered significant reason to refuse this application.

Conclusion

The proposed conversion of the existing three bedroom unit to a two bedroom maisonette and studio unit, with alterations to the rear fenestration is considered acceptable in relation to policies: CS5 (Managing the impact of growth and development); CS6 (Providing quality homes); CS14 (Promoting high quality places and conserving our heritage); DP2 (Making full use of Camden's capacity for housing); DP5 (Homes of different sizes); DP6 (Lifetime Homes and Wheelchair Homes); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage).

Recommendation

Approve subject to condition and S106 legal agreement 'car free'.

DISCLAIMER

Decision route to be decided by nominated members on Monday 29th October 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>