

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>31/10/2012</b>
		N/A		<b>Consultation Expiry Date:</b>	11/10/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Seonaid Carr			2012/4514/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
5 Warren Mews London W1T 6AP			See Draft 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 offices (Class B1) to 1 x 3-bedroom residential dwelling (Class C3).					
<b>Recommendation(s):</b>		Grant planning permission subject conditions and S106 Agreement			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>37</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. Electronic	<b>01</b>		
Summary of consultation responses:	<p>A site notice was displayed on 14/09/2012 (expired 05/10/2012) and a press notice was published on 20/09/2012 (expired 11/10/2012).</p> <p>A letter of objection was received from a resident at 27 Conway Street, raising the following concern:</p> <ul style="list-style-type: none"> <li>The drawings do not indicate the relationship with the adjacent properties that back onto Conway Street.</li> </ul> <p><b>Officer's Response:</b> The OS Map/Location Plan Ref: WM01OS, shows at an appropriate scale the application site in the context of the wider area including the properties on Conway Street. Given the application is not proposing any external alterations to the property the development would not significantly impact on the adjoining neighbours to the rear.</p>					
CAAC/Local groups* comments: *Please Specify	N/A – Given there are no external alterations proposed to the parent building it was not considered necessary to consult with the local CAAC.					

## Site Description

The application comprises a three storey Mews property currently in office use (Use Class B1). The site is located within Warren Mews which is accessed via a passageway on the south side of Warren Street. The site is located to the eastern side of Warren Mews and forms part of a row of eight Mews properties (Nos.3-10) which are of a similar scale and character. Nos.1&2 of the Mews are an attractive pair of 19<sup>th</sup> century three-storey yellow brick warehouses with garages at ground floor level. To the western side of the Mews are small scale mews buildings with low rooflines varying between one and two storeys. From within Warren Mews there are good views afforded to the back of the historic terrace which fronts Cleveland Street.

The application site is located within the Central London Area and the Fitzroy Square Conservation Area, however it is not a listed building, nor has it been designated as a positive contributor to the character and appearance of the Conservation Area.

## Relevant History

**Nos.3-10 – 8601251** - The rebuilding of 3-10 Warren Mews including the formation of an additional floor to provide three-storey light industrial workshops. Planning permission granted and works implemented.

**2008/2720/P – 5&6 Warren Mews** - Change of use of office buildings (Class B1) into residential use (Class C3) including the enlargement of existing basement beneath no. 6 to provide a 3-bed single family dwelling house and dividing no. 5 into two 2-bed self-contained dwelling units and external alterations including insertion of recessed folding doors, new front entrance doors at ground floor level and enlarged windows with Juliet balconies at 2nd floor level. Planning permission granted subject to S106 to ensure the development would be car free; this planning permission has not been implemented.

The relevant history for the neighbouring properties within Warren Mews is outlined below:

**No.4 – 2008/0850/P** - Change of use from office (Class B1) to a single family dwellinghouse (Class C3) including replacement of existing folding doors at ground floor with new recessed folding doors, creation of refuse store entrance adjacent to the main entrance and installation of entrance canopy. Planning permission granted subject to S106 to ensure the development would be car free.

**Nos.6&7 – 2011/5399/P** - Excavation of basement and conversion of 2 x 4 bedroom family single-dwellings to 3 x 2 bedroom single-family dwellings (Class C3) and associated works including new three entrance doors, alterations to windows to front and rear elevations including addition of Juliette balconies to front elevation at second floor level. Planning permission granted subject to S106 to ensure the development would be car free.

**No.7 – 2010/4163/P** - Conversion of existing three storey office building (Class B1) to a four bedroom single family dwelling with associated alterations including bin store at front ground floor (Class C3). Planning permission granted subject to S106 to ensure development would be car free.

**Nos.8&9 – 2009/1736/P** - Replacement of existing door and window to the front elevation, at ground floor level and the removal of the existing garage to form an internal lightwell at front of basement, in connection with the change of use from office (Class B1) to three flats (Class C3) (one 2 bed, one three bed, and one four bed). Planning permission granted subject to S106 to ensure the development would be car free.

**No.11 – 2010/1126/P** - Renewal of planning permission [2007/0975/P] granted on 23/05/2007 for the erection of a two storey house with excavated lower ground floor following demolition of existing building and change of use from office/studio flat to a single family dwelling (Class C3). Planning permission granted.

## Relevant policies

### LDF Core Strategy and Development Policies

CS3 Other highly accessible areas  
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 out heritage  
CS18 Dealing with out waste and encouraging recycling  
DP2 Making full use of Camden's capacity for housing  
DP6 Lifetime homes and wheelchair housing

DP13 Employment premises and sites  
DP16 The transport implications of development  
DP17 Walking, cycling and public transport  
DP18 Parking standards and limiting the availability of car parking  
DP26 Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2011**

CPG2 Housing  
CPG 5 Town centres, retail and employment  
CPG 6 Amenity  
CPG7 Transport  
CPG8 Planning Obligations

### **Fitzroy Square Conservation Area Appraisal and Management Strategy (March 2010)**

### **National Planning Policy Framework (April 2012)**

## **Assessment**

### **Proposal**

The application is seeking planning permission to change the use from office (Use Class B1) to a single family dwelling house (Use Class C3). The dwelling would comprise three bedrooms, two of which would be double and one single, a lounge, dining room and kitchen. The total floorspace of the proposed residential dwelling is some 144sq.m. There are no external alterations or extensions proposed as part of the development.

### **Land Use**

The application site is located within the Central London Area which under Policy CS3 is considered to be a suitable location for the provision of homes and offices. The Policy seeks to ensure development within such a location is of a suitable scale and character for the area in which it is situated. Policy DP13 states that the Council will retain land and buildings that are suitable for continued business use and will resist change to non-business uses unless it can be demonstrated the building is no longer suitable and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored. However Policy CS6 aims to make full use of Camden's capacity for housing, regarding it as the priority land-use.

Paragraph 13.3 of Policy DP13 outlines the criteria to consider in determining the acceptability of the loss of the B1 floorspace. The proposed development would result in a loss of medium sized office space (144sq.m) laid out over three floors. The building is not located on, in or adjacent to an Industrial Area. Although this section of the Mews was originally developed for light industrial uses, given its access is via a small passage this restricts deliveries to the site, furthermore it lacks adequate on-site vehicle space for servicing. In addition, the unit does not benefit from design features that would allow a flexible use (for example high floor-to-ceiling heights, goods lifts, delivery bays etc).

Furthermore, paragraph 6.4 of CPG5 outlines there are a number of considerations that need to be taken into account when assessing applications for change of use from office to non-business use. This includes the criteria listed in paragraph 13.3, which have been assessed above and the following points below:

- In terms of age of the premises, it was developed as part of a wider redevelopment of the Mews comprises Nos.3-10 which gained planning permission in 1986, although it is a relatively new build unit given the other points covered under Policy DP13 and paragraph 6.4 of CPG5 it is considered the age of the premises wouldn't justify retaining the B1 floorspace;
- With regard to the features the premises has for modern office accommodation, upon visiting the site there were IT services in place however air conditioning units were not evident. It is unlikely that it would be possible to install air conditioning units in the future given there are residential properties within close proximity to the site at the rear, such a development would raise amenity concerns and it is unlikely the Council would support units to the front elevation, in addition the unit would not be able to provide goods lifts or delivery bays to continue to service B1 uses.
- The units were originally built to provide light industrial units (B1C), light industrial can also be used for offices and research and development of products or processes. Although the unit is of an acceptable standard to continue in use as office space its physical restrictions may compromise its attractiveness to

other office users;

- There are existing tenants within the unit, however within the supporting information it is stated that the current occupiers have no need for the building in its current use due to tough economic conditions, high rates and inadequate access for deliveries by large vehicles.
- The site is located within the Central London Area and with close proximity to both the Euston and Kings Cross Growth Areas where there is both large scale development occurring and expected within the next few years. As per paragraph 6.3 of the CPG5 the Council expects the supply of offices to meet the projected demand over the period of the Local Development Plan (2010-2025).
- The unit has a floorspace of 144sq.m which could provide accommodation for a medium sized business.

When considering the proposed change of use within the context of the Mews, it was originally largely a light industrial/office Mews, however in recent years a number of the properties have been converted into residential and as such the character has evolved to a mixture of both residential and commercial uses. The residential uses are largely towards the rear section of the Mews with the B1 uses located towards the entrance of the Mews. Given this, it is considered the proposed use would be well related to nearby land uses and would not appear out of character with the Mews.

In light of the above, it is considered that although the unit could continue in B1 use there are a number of reasons why this B1 use would be limited and not appropriate in the long term, such as servicing of the unit, access, its location, lack of flexible design features of the application building. As such the proposed permanent residential use is considered to be acceptable in principle. Such a perspective is supported by para 6.3 of CPG5 which outlines that the loss of B1 office space is acceptable in some circumstances, such as that outlined above, with the priority being a change to residential or community use.

## **Design**

Given the proposed development would not involve any external alterations or extensions to the host property there would be no concerns in respect of design. As such it is considered the proposal would not have a detrimental impact on the character and appearance of the surrounding area and would accord with the relevant policies of the Local Development Framework.

## **Standard of Proposed Accommodation**

Policy CS6 aims to make full use of Camden's capacity for housing, which is linked to DP2 which also has the same objective. Policy DP26 seeks to secure development which provides an acceptable standard of accommodation with respect of internal arrangements, rooms sizes and amenity space.

It is considered that the proposed development would provide an acceptable standard of accommodation. With regard to space standards. The proposed dwelling would have an internal floorspace of some 144sq.m. On the basis this would be a three bedroom house likely to accommodate 4-5 people, it would significantly exceed the Council's requirements for a unit for this number of people, which is 75sq.m for 4 people and 84sq.m for 5 people. Furthermore all of the rooms are of an appropriate size with bedrooms one and two exceeding the 11sq.m required for double bedrooms and bedroom 3 exceeding the 6.5sq.m required for single bedrooms. In addition it is considered there is ample storage provided and the unit is laid out in an appropriate manner that would ensure adequate daylight and sunlight to all habitable rooms.

In terms of internal head heights, in accordance with CPG2, the Council requires all habitable rooms to have an internal head height of 2.3m, habitable rooms in attics should have a room height of 2.3m over at least half of the floor area. It is noted that the suitability of floor to ceiling height is considered in relation to the context of the building. With regard to the application property, at the ground floor level the head height is measured as 2.2m and at the first and second floor it is measured as 2.3m. Upon visiting this site, it is considered that this shortfall to the ground floor level would not significantly impact on the amenity of the future occupiers of the property. Furthermore it is considered that the generous space standards to both the dining room and kitchen would go some way to mitigating the shortfall in the head height required by the Council's CPG.

With regard to the outlook, sense of enclosure, daylight and sunlight that would be afforded by the proposed unit. Although it would be a largely single aspect property the outlook which can be attained via the windows to the front elevation would afford future occupiers with an acceptable standard of outlook and would not result in any undue sense of enclosure. In respect of daylight and sunlight, given the rooms of the property would be

served by relatively large windows in relation to the building and the rooms themselves would have a depth of up to 5.1m it is considered there would be a sufficient level of daylight and sunlight. In terms of privacy for the future occupiers of the unit, the front elevation of the dwelling would be 9m from the properties on the opposing side of Warren Mews, it is considered this is an acceptable distance as not to cause undue harm to the privacy of future occupiers of the unit.

In general terms, it is expected that all new dwellings provide access to some form of private outdoor amenity space. However it is accepted that existing buildings may not be able to provide balconies or roof terraces but should still provide external amenity space where possible. In this instance, given the host property covers 100% of the application site, there would be no option for the provision of amenity space. In this regard it is considered that on this occasion the lack of amenity space is acceptable given the constraints of the site.

The Council encourages all new homes to be built to Lifetime Homes standards. It is recognized that in this instance the potential for achieving all the Lifetime Homes standard would be limited by the existing fabric of the building. The applicant has submitted details to demonstrate that they will meet as many of the lifetime homes standards as possible, this should be further encouraged by way of an informative.

### **Amenity**

The proposal would raise no amenity issues with regard to neighbouring residents given there are no proposed external alterations or extensions to the building and as such the proposal is considered to be consistent with Policy DP26.

### **Transport**

Policy DP16 seeks to ensure that development is properly integrated with the transport network. The application site has a Public Transport Accessibility Level of 6b (excellent) and is highly accessible by public transport and is located with Control parking zone CAE.

To ensure the proposed development would not add strain to the surrounding transport network in respect of car parking a S106 agreement is sought to ensure the development would be car free and as such would have a neutral impact on the local transport network.

Policy DP17 requires development to make provisions for cyclists including cycle parking. Appendix 2 states that 1 space should be provided per new unit. Therefore there is a requirement on the applicant to show adequate cycle storage for 1 bicycle. In this instance there is no possibility of providing covered secure cycle parking outside the dwelling, but within the building. There is however adequate space within the building to secure a bike. It is therefore not considered expedient to impose a condition requiring this in this particular instance.

### **Waste**

Policy CS18, seeks to ensure development includes facilities for the storage and collection of waste and recycling. Given this is a single unit, it is likely waste would be stored internally, given the kitchen area is of an ample size (13sq.m) it would be able to comfortably accommodate waste internally, which would then be transferred for on-street bag collection, as per the existing waste facilities used by the Mews. An informative for refuse storage and collection in accordance with the Council's standards will be on the decision notice.

### **CIL**

Given the proposed development would result in a new dwelling it would be liable to pay the Mayoral Community Infrastructure Levy. Within Camden this is set at £50 per square metre. As such this development would result in a contribution of £7,200 (144 sq. m x £50), a standard informative will be placed on the decision notice drawing the applicants attention to this.

### **Conclusion**

It is concluded that the proposed change of use from office (Use Class B1) to residential (Use Class C3) would be an acceptable form of development that would accord with the relevant policies of the Local Development Framework and in this regard no objection is raised.

Planning Permission is recommended subject to conditions and S106 to ensure the development is car free.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 22<sup>nd</sup> October 2012.**  
**For further information please click [here](#).**