

Delegated Report		Analysis sheet		Expiry Date:		05/06/2012	
		N/A / attached		Consultation Expiry Date:		17/05/2012	
Officer				Application Number(s)			
Rob Tulloch				(i) 2012/1448/P (ii) 2012/2019/L			
Application Address				Drawing Numbers			
28 Museum Street London WC1A 1LH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Variation of condition 3 (development to be carried out in accordance with the approved plans) pursuant to planning permission granted on 16/2/2012 (ref 2011/6466/P) (for the change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3)) to allow for minor material amendment to provide one 4 bed maisonette on the first, second and third floors (Class C3) (ii) Alterations to the internal layout of the upper floor maisonette to create a 4 bedroom maisonette, as an amendment to listed building consent dated 16/2/2012 (ref. 2012/0260/L) for internal and external alterations in association with the change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3).							
Recommendation(s):		(i) Grant Variation of Condition subject to S106 deed of variation (ii) Grant Listed Building Consent					
Application Type:		(i) Variation of Condition (ii) Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 20/04/2012 – 11/05/2012 Press advert 26/04/2012-17/05/2012 No responses were received Officer response: see paragraphs 5.1 - 5.2					
CAAC/Local group comments:		Bloomsbury CAAC object as there were no existing plans: Officer comment: the CAAC was informed that for minor material amendments only the approved and proposed plans need to be submitted and should refer to the original application for the existing plans.					
Site Description							
The building is Grade II listed and is located within the Bloomsbury Conservation Area. It dates from 1855-64 and forms part of a wider group of 7 terraced listed houses on the west side of Museum Street. It is 4 storeys high plus basement, 3 bays wide and has a stucco façade decorated with embellishments including moulded window surrounds, dentilled cornices, architraved oculi and quoins. The interior retains many of its original features including staircase, doors to lower levels, joinery and plasterwork. The upper floor has been modernised. The layout is almost in its original form. At present the basement and ground floor is in use as a café/pancake shop, with the upper floors being vacant having most recently been in office use (Class B1).							

It is also located within the Central London Area, a clear zone area, an archaeological priority area, land identified as being potentially contaminated and a specialist shopping area (Museum Street Local Area). The surrounding area is a mix of retail, restaurant and café, public house, commercial and residential properties, with buildings of similar height and style to that of the application site. The residential uses are predominantly at upper floor level.

Relevant History

2012/1447/L Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building pursuant to condition 4c of listed building consent dated 16/2/2012 (ref. 2012/0260/L) for internal and external alterations in association with the change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3) Granted 01/05/2012

2012/1445/P Details of new doors with moulding and architrave pursuant to condition 4b of listed building consent dated 16/2/2012 (ref. 2012/0260/L) for internal and external alterations in association with the change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3). Granted 01/05/2012

2011/6466/P & 2012/0260/L Internal and external alterations in association with the change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3), including the formation of a terrace at rear 1st floor level, and formation of a terrace at roof level with installation of decking and balustrading at front and rear. Granted 16/02/2012

2011/5016/P & 2011/5020/L Change of use of the 1st to 3rd floors from offices (Class B1) to 1x4 bed maisonette (Class C3), replacement of a window with door to the rear elevation in association with the installation of new balustrade and planters to form an external terrace at rear 1st floor level, the use of existing flat roof as roof terrace with associated works and alterations to fenestration on front and rear elevations. Refused 20/12/2011.

Relevant policies

LDF Core Strategy and Development Policies

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
CS18 Dealing with our waste and encouraging recycling
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
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and 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

NPPF 2012

Assessment

1 Proposal

- 1.1 Permission was granted for a change of use of the upper floors from office (Class B1) to a two bedroom self-contained flat. The application seeks to amend the scheme by turning the two bedroom flat into a four bedroom flat. No external alterations are proposed. The main issues are:
- Land use
 - Quality of accommodation
 - Design/Listed building
 - Amenity
 - Transport
 - Other matters

2 Land use

- 2.1 The principle of the change of use to residential has already been accepted. Whilst policy DP5 identifies two bedroom market units as being the highest priority accommodation, the LDF also recognises there is a relatively low proportion of large dwellings, in wards such as Bloomsbury. As such there is no objection to the provision of a family sized unit in this location.

3 Quality of accommodation

- 3.1 The floorspace of the proposed unit would be unchanged at approximately 150sqm, which is almost twice the minimum floorspace requirement for a two bedroom unit. The approved scheme featured two large bathrooms of approximately 13sqm at the rear of the first and second floors. It is proposed to turn these into bedrooms and relocate the bathroom, w.c's and showers to the three upper floors of the closet wing. The proposed bedrooms would meet the Council's residential development standards and the proposal would be a more efficient use of space.
- 3.2 The upper floors would have adequate daylight and ventilation, and there would be no change in the proposal's ability to meet the Lifetimes Homes standards, which were already limited due to the proposal being a conversion and the listed nature of the building. As such it is considered that the amended scheme would still provide a suitable standard of accommodation for future occupiers.

4 Design

- 4.1 The internal changes proposed are relatively minor converting two large bathrooms to bedrooms and using the closet extension as bathrooms. The works would improve the layout by removing the bathrooms from the rear rooms at upper floor level. Sinks would be installed in the rooms but it has been demonstrated that the pipe work for these would not impact on the fabric of the building. In this regard the special interest of the listed building would be protected and the proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

5 Amenity

- 5.1 The approved scheme was not considered to harm the residential amenity of adjoining occupiers, and It is not considered that the amendment would materially change the proposed dwelling's impact. As such the proposal is considered to comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

6 Transport

- 6.1 Museum Street is located in the Clear Zone Region and located within a Controlled Parking Zone (CPZ) with a considerable amount of parking stress. In line with policy DP18 the approved unit was made car-free via a Section 106 Legal Agreement. The amended unit will also be secured as car-free via a deed of variation.

7 Other matters

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 £7,500 (150sqm 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 Recommendations:** Grant Variation of Condition 3 subject to S106 deed of variation;
Grant Listed Building Consent

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