

Delegated Report		Analysis sheet		Expiry Date:	06/06/2012
		N/A / attached		Consultation Expiry Date:	N/A
Officer			Application Number(s)		
Elaine Quigley			2012/1779/P		
Application Address			Drawing Numbers		
42 BEDFORD SQUARE LONDON WC1B 3DP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of proposed cycle storage area for 6 cycles (condition 4); details of the location, design and method of waste storage and removal (including recycled materials) (condition 5) in relation to planning permission dated 16/10/2008 (ref. 2006/5534/P) for change of use and works of conversion to facilitate change of use from office to residential.					
Recommendation(s):		Discharge conditions			
Application Type:		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	None received					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury Association made comments on the listed building application for discharge of conditions 3, 4(a), (b), (c) and (d) of listed building consent 2007/0134/L (see planning history of details of this application).</p> <p>The Bloomsbury Association are concerned about a number of matters that include the arrangements for refuse collection by the tenants of the building; the short-term letting of the building; questions regarding the creation of a roof terrace to the south of the main stair to 42 Bedford Square as shown on drawing no. 680/P/102 and if it is authorised; due to sale of all the buildings and resulting fragmented ownership there is the risk that the programme of refurbishment of the frontages to Bedford Avenue that was begun by their former owners, the Crown Estate would not be completed including the cleaning of the Bedford Avenue screen wall that has happened at nos. 49, 50 and 51.</p> <p>The issues listed above do not form part of the assessment of this approval of details application. Each of the issues are addressed in order below</p> <p>Management of refuse collection The arrangement and management of refuse collection is the responsibility of the occupiers of the flats. If refuse bags are being left out over night and it is resulting in potential problems with vermin this should be reported to Environmental Health.</p> <p>Short-term letting A flat that is being occupied for periods of less than 90 days is considered to fall within the definition of short-stay accommodation as it is not permanent residential accommodation. This type of use would fall within use Class C1 (Hotels) and would not be considered to fall within Class C3 residential use. If the flats are being used for short stay accommodation it would be necessary to apply for planning permission as this is a change of use. New owners have now bought the property and it is currently vacant in order to resume the internal refurbishment works.</p> <p>Roof terrace The approved proposed third floor plan (drawing no. A-635/09 A) showed a roof terrace on the two storey rear closet wing of no. 42. The issue of the roof terrace was assessed under the paragraph headed 'Amenity' in the original committee report. The Bloomsbury Association were consulted on the original planning and listed building application and did not object to the issue of the roof terrace.</p> <p>Programme of refurbishment This issue was raised by the Bloomsbury Association during the original planning application. The case officer's original committee report advised that 'it is not considered reasonable to require this work as part of the application, particularly in view of the applicant's agreement to provide educational and open space contributions'.</p>					

Site Description

The application site is a mid-terrace property located on the south side of Bedford Square and is part of a terrace of 15 houses. The buildings were probably designed by Thomas Leverton or Robert Palmer for the Bedford Estate and date from 1776-1781.

There are two buildings on the site that are physically linked by a glazed walkway at basement and ground floor level. The main building fronting Bedford Square stands three-storeys in height with mansard and basement accommodation and is constructed of darkened yellow stock brick with evidence of tuck pointing. The Mews building that fronts Bedford Avenue stands three storeys in height with mansard and basement accommodation. The buildings are currently vacant, but have authorised use as office accommodation (Class B1).

The buildings are Grade I listed. However, the mews building to the rear of the site was reconstructed during the later 20th century and its interiors are plain and of no special interest. The site is located within the Bloomsbury Conservation Area.

Relevant History

Planning permission was **granted** on 16/10/2008 for change of use and works of conversion from office (Class B1) to residential (1 x 1 Bed, 4 x 2 Bed and 1 x 4 Bed) self-contained flats (Class C3) (2006/5534/P).

The associated listed building consent was **granted** consent on 23/08/2007 for works of conversion (internal and external) to facilitate change of use from office (Class B1) to residential (1 x 1 Bed, 4 x 2 Bed and 1 x 4 Bed) self-contained flats (Class C3) (2007/0134/L).

Listed building consent was **granted** on 22/05/2012 for details pursuant to conditions 3 (service runs for the kitchen and all new bathrooms), 4(a) (new windows in the side elevation, including the cill, head, jambs and glazing bar), 4(b) (drainage details from the third floor roof terrace), 4(c) (specification of any tuck pointing repairs and removal of paint from the basement lightwell brickwork), 4(d) (proposed doors within the first floor spine wall with moulding details and new openings within the second floor front room) of listed building consent dated 24/08/07 (ref. 2007/0134/L) for works of conversion (internal and external) to facilitate change of use from office to residential (2012/1778/L).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)
CS18 (dealing with our waste and encouraging recycling)

Development Policies

DP17 (Walking, cycling and public transport)
DP22 (Promoting sustainable design and construction)

Camden Planning Guidance 2011

CPG1 (Design)
CPG7 (Transport)

Assessment

Background

A complaint was received by the Enforcement Team on 18/03/2011 that building works had commenced on site and approximately 75% of the works had been completed however pre-commencement conditions that were attached to the original planning permission had not been discharged. This application has been submitted to regularise this.

Condition 4 (cycle parking)

Condition 4 of planning permission 2006/5534/P read:

Before the development commences, details of the proposed cycle storage area for 6 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

In respect of the condition required for cycle parking, the dimensions and stand proposal would not meet the adopted CPG7 guidance in relation to safe, secure and accessible cycle storage/parking. Cycle parking is supported where it provides easy street level access and offers a secure location for cycles to be stored. In this context within the adopted guidance, either Sheffield stands or josta stands would be supported.

The proposed cycle parking is not a recognised cycle stand and the distances between the stands are such that they are considered very tight, the spacing proposed is unlikely to lead to more than 4 cycles being able to be accommodated within the area being proposed.

However given that Transport were not consulted on the original planning permission and were unable to provide these concerns to the applicants during the course of the application it would be considered unreasonable to require a full re-design to accommodate cycle parking that meets the standards at this stage. The cycle parking storage is therefore accepted by the Transport Team and no objection is raised.

Condition 5 (details of the location, design and method of waste storage and removal (including recycled materials))

Condition 5 of planning permission 2006/5534/P read:

Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The drawings show that vaults 1 and 3 to the front of 42 Bedford Square would be used for refuse storage for no. 42 Bedford Square properties. No. 13 Bedford Square flats would have internal storage areas only. A schedule of refuse collection arrangements for refuse and recycling has been submitted for 42 Bedford Square and 13 Bedford Avenue. This includes details of the number of rooms and waste bags that would be required per week in line with Camden's commercial and residential waste requirements as well as its method of removal. The details are considered to be in line with Camden's refuse and recycling requirements and would be considered acceptable.

Concern has been raised by the Bloomsbury Association about the management of the refuse disposal by previous occupiers of the flats in no. 13 Bedford Avenue. An informative would be attached to this permission reminding the applicants of the on-street refuse disposal requirements.

Recommendation

Discharge condition 4 (cycle storage) and condition 5 (waste and recycling details).

Decision route to be decided by nominated members on Monday 6th August 2012. For further information please click [here](#).