

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>17/01/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>29/12/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Philip Niesing				1. 2011/5300/P; 2. 2011/5388/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 FREDERICK STREET LONDON WC1X 0NG				Refer to 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>							
1. Reinstatement of single family dwellinghouse (Class C3), involving a change of use of the ground floor restaurant (Class A3) to residential, the erection of a single storey rear extension, reintroduction of front lightwell with associated staircase and railings, new terrace with railings at front first floor level and installation of 2x roof lights on front roof slope, and other associated internal and external works.  2. Internal and external works in connection with the reinstatement of the single family dwellinghouse (Class C3), involving a change of use of the ground floor restaurant (Class A3) to residential, the erection of a single storey rear extension, reintroduction of front lightwell with associated staircase and railings, new terrace with railings at front first floor level and installation of 2x roof lights on front roof slope, and other associated internal and external works.							
<b>Recommendation(s):</b>		1. Grant permission subject to a S106 legal agreement ; and 2. Grant listed building consent					
<b>Application Type:</b>		1. Full Planning Permission; and 2. Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>32</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site Notice – 02/12/2011 until 23/12/2011 Press Notice – 08/12/2011 until 29/12/2011 No comments were received.					
<b>CAAC/Local groups comments:</b>		Bloomsbury CAAC – Written confirmation that no comment is made.					

### Site Description

The application site is located on the south side of Frederick Street, close to the junction with Kings Cross Road. The building forms part of a terrace of 4 houses dating from circa 1835-39, which was designed by William Cubitt. It is three storeys in height with a basement (lower ground) below. The front façade is finished in stucco which is typical of terrace house development from the Regency period, however unlike the other buildings in the group a mid 19th century projecting shopfront has been installed at ground floor level.

The terrace is grade II listed and lies within Bloomsbury Conservation Area. Although the list description makes no reference to the significance of the shopfront, it is included in the list of shopfronts being of merit as listed in the Bloomsbury Conservation Area Appraisal and Management Strategy 2011. The surrounding area comprises a mix of commercial and residential uses. The site does not fall within a designated Town Centre, Neighbourhood Centre or Central London Frontage.

## Relevant History

1976 Permission was granted for the display of signage at ground floor level (ref. CA151/AD278).

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS9 Achieving a successful Central London

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

### Camden Planning Guidance 2011

### Bloomsbury Conservation Area Appraisal and Management Strategy 2011

### London Plan 2011

## Assessment

### Proposal

Planning permission is sought to change the use of the ground floor restaurant (Class A3) to residential, to allow the reinstatement of this listed building to its former use as a single family dwellinghouse (Class C3) over four floors. Included in the proposal are, among other things, the erection of a single storey rear infill conservatory (2.9 metres x 2.9 metres), the introduction of a front lightwell with metal railings and staircase, a new front terrace at first floor level and 2x roof lights on front roof slope. Other internal and external refurbishment works associated with the restoration of the listed building are also proposed.

### Revisions

The Council's Conservation and Urban Design Team raised several issues which needed to be addressed for the proposal to be considered acceptable in design terms. The applicant was informed of these matters and agreed to amend the scheme accordingly. Revised drawings were submitted on 13 February 2012.

### Land use

The proposal would result in the loss of a restaurant use (Class A3) at ground floor level. Notwithstanding the LDF's support of strong and healthy centres (DP12), A3 uses are in general not protected by policy on sites located outside of designated Town Centre, Neighbourhood Centre or Central London Frontage. The loss of the restaurant use in this location would thus be acceptable provided that the proposed use is suitable for the location.

The proposal is for a residential use, for which there is a strong policy support (CS6, DP2 and DP5) in making full use of Camden's capacity for housing to establish a plentiful supply and broad range of high standard homes. In light of the above, the proposal is considered to be acceptable in land use terms.

### Quality of residential accommodation

The Council's residential development standards, Section 4 of Camden Planning Guidance 2 (Housing) seek that all development provides quality housing that provides secure, well lit accommodation with well-designed

layouts and rooms. The proposal is to restore a former listed house, to its original use laid out over four floors with kitchen and living room spaces located at basement (lower ground) and ground floor levels respectively. The proposed internal layout of the house is considered acceptable in residential development standards. Moreover, the size of the rear garden is reasonable for a dwellinghouse of this size and in this central London location to provide appropriate outdoor amenity space in line with policy DP24.

In terms of Lifetime Homes and Wheelchair Housing; although Camden's planning guidance requires that all residential development should meet the 16 criteria that form the Lifetime Home Standard, it states in paragraph 5.5 that the '*requirements will be applied flexibly to take account of the circumstances of existing buildings, particularly those that are listed...*' As this application relates to a listed house, which would be restored to its original design and appearance with access arrangements that reflect the detailed design of the other residential properties in the terrace, the absence of a Lifetime Home Assessment is considered acceptable. Nonetheless, the applicant is encouraged in an informative that Lifetime Homes criteria should be applied where possible.

## **Design**

### External alterations

*Shopfront* – Although the list description for the building (1-7 odd) states that the projecting shopfront on the building dates from the mid 19th century it makes no reference to its significance, whilst the recently adopted Bloomsbury Conservation Area Appraisal and Management Strategy 2011 lists the shopfront as being of merit.

An inspection of the shopfront reveals that some elements of it are original such as the console brackets but significant alterations have been undertaken such as the insertion of the double doors, replacement residential entrance possible replacement of the pilasters with modern ones (which are not particularly well detailed) and new balustrade at the first floor level. The shopfront is of limited merit, although if a scheme came in to retain the shopfront and adapt it would still be expected that the surviving features should be retained and alterations sympathetic to the special interest of the building.

The building was not listed primarily because of the shopfront but largely because of the quality of the building as a whole and its group value with 3-7. It is therefore considered that the harm would not be substantial and needs to be assessed against Policy HE9.4 of Planning Policy Statement 5 which includes weighing up the public benefits against the harm.

It is proposed to reinstate the ground floor and basement façade and reintroduce the lightwell. All the details to the front elevation would be carefully designed to tie in with the neighbours and reintroduce uniformity at ground floor level. This offers benefits to the appearance of the terrace as a whole which are considered to outweigh the loss of the altered shopfront. Apart from the replacement conservatory and third floor flank window no other external alterations are proposed to the host building.

Given the detailed design of the proposed replacement features it is not considered that the works would materially impact on the character and appearance of the host building or the surrounding conservation area. The development proposal is accordingly considered to be in line with the objectives of Policies CS14, DP24 and DP25, as well as with the guidance contained in the adopted Camden Planning Guidance 1 which requires that all development, including alterations and extensions to existing buildings, to be of the highest standard of design.

*Rear elevation* - The single storey conservatory to the rear complies with English Heritage guidance on London Terrace Houses and in principle does not raise any concerns. The drawings are not particularly clear with the regard to the detailed design and more detailed drawings are requested on condition.

Because of the alterations to the front façade the windows on the rear façade will need to be raised at ground floor level; however this will bring them back in line with the adjoining properties and thus considered acceptable. The rear wing is a modern structure and therefore no objection is made to the insertion of the double doors in the rear façade.

### Internal alterations

*Basement level* - These works respect the original layout which largely survives. The main alteration is the relocation of the original front wall which is considered acceptable in light of the alterations to the front elevation. Whilst the floor level of the front vaults will be lowered this will not significantly alter their proportions

or their character as an ancillary space.

Given that the rear wing is non original the opening up of the side wall to link in with the rear conservatory is considered acceptable.

*Ground floor* - An inspection of the ground floor reveals that many original features have been lost from the property within the shop area (although the cornice is still evident above the suspended ceiling). However the basic floor layout is still evident. The greatest intervention on this floor is the raising of the floor level. This is necessary in relation to the external alterations which raise the window height so they align with the neighbours'. At pre application stage a proposal was submitted which retained the existing floor level but this resulted in a front façade which jarred with the adjoining properties due to the different levels of the window and door and such a scheme would not have outweighed the loss of the shopfront.

Although the floor structure is likely to be historic (most likely from the late nineteenth century) it is not original and its loss is considered acceptable on balance when viewed in relation to the improvements to the front façade.

*First floor* - These works, incl. the revised bathroom layout in the rear room is considered acceptable.

*Second floor* - No objection is raised in principle to the creation of a bathroom on the second floor as it is not uncommon to see this layout on the second floor of such a property.

*Third Floor* - Given the limited interest of this space the proposals are considered acceptable.

*Rooflights* - Given their small size and position no objection is raised. These should be "conservation style" and their appearance would be conditioned.

## **Amenity**

The proposed external alterations to the building incl. the single storey infill conservatory, first floor front balcony and the reinstated lightwell to the front would not have a significant impact on the amenities enjoyed by the occupiers of the neighbouring properties in terms of overshadowing, overlooking or loss of outlook. The proposal is considered to be in compliance policy DP26 (Managing the impact of development on occupiers and neighbours).

## **Transport**

Policies DP17 and DP18 seek to promote the use of more sustainable transport measures, such as walking, cycling and the use of public transport. Policy DP18 states that *'The Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in the Central London Area...and other areas within Controlled Parking Zones that are easily accessible by public transport'*. And then states in DP18c that the Council will *'use a legal agreement to ensure that future occupants are aware they are not entitled to on-street parking permits.'*

The application site is located within a Central London Area and a Controlled Parking Zone and thus easily accessed by public transport and within close proximity to a wide range of amenities. The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent). The applicant has agreed in writing that the proposed dwellinghouse can be made car-free through a Section 106 planning obligation. This is in line with Policy DP18 of the LDF.

Adequate space exists for cycle storage in the rear garden in accordance with the adopted parking standards.

## **Conclusion**

It is concluded that the proposed development scheme, including the loss of the A3 restaurant use at ground floor level, which would allow the reinstatement of this listed building back to its original use as a single family dwellinghouse, would be in general compliance with the relevant policies of the Local Development Framework. The proposed internal and external alterations and additions would be sympathetic to special historic character and appearance of the listed building and would also preserve and enhance the character and appearance of the Bloomsbury Conservation Area.

Moreover, the proposal would not materially impact on the amenities enjoyed by the occupiers of the

neighbouring properties in terms of overshadowing, overlooking and loss of outlook, and the application has agreed that the dwellinghouse can be made car-free through an s106 agreement.

**Recommendation**

Grant subject to section 106 agreement

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