

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		18/06/2012	
		N/A / attached		Consultation Expiry Date:		24/05/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/1789/P			
Application Address				Drawing Numbers			
32 COPTIC STREET LONDON WC1A 1NP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a part-three, part-four storey rear extension including installation of a platform lift, erection of full width mansard roof extension with rear roof terrace and rooflights, conversion at basement level to provide a 1 bed self contained flat, and alterations to the front facade at ground floor level to existing dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission Subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	30	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 27/04/2012-18/05/2012 Press advert 03/05/2012-24/05/2012 No responses were received					
CAAC/Local group comments:		Bloomsbury CAAC object that 32 & 33 Coptic Street have original roof designs and are consistent Georgian buildings and would strongly resist the addition of any mansard roof. Officer Comment: see paras 2.6-2.8					
Site Description							
The site is an early 19 th century (c1820) terraced house located on the east side of Coptic Street. The house is arranged over three storeys plus basement and has a former shopfront and archway at ground level leading to a courtyard at the rear. The complex is believed to have formerly comprised a dairy but is now wholly in use as a single dwelling. The site now also includes an artist's studio occupying part of the original site of the adjacent former dairy (now converted to a block of flats). This is accessed via an external bridge link over the large lightwell/courtyard to the rear of the house. Adjoining the site to the rear is a mix of commercial and residential properties with those to the east fronting Museum Street and those to the north fronting Great Russell Street being grade II listed. The application site itself is not listed but forms part of the Bloomsbury Conservation Area to which it is identified as making a positive contribution. It is also located within the Central London Area and Clear Zone.							

Relevant History

2012/1791/P (32 & 33 Coptic Street) Erection of a part-three, part-four storey rear extension including installation of a platform lift, conversion at basement level to provide a 1 bed self contained flat, creation of full width roof terrace across entire footprint of No.32, alterations to the front facade at ground floor level to existing dwelling house at No.32 (Class C3), lateral conversion to join Nos.32 and 33 at second floor level, including internal alterations at No.33 to create a self-contained duplex flat. Current application.

2011/4199/P Additions and alterations including erection of a roof extension with associated terrace; and a part-two, part-four storey rear extension incorporating a platform lift, covered link and additional living accommodation for the existing dwelling house (Class C3). Refused 17/10/2011

Reasons for refusal:

1. The proposed roof extension, by reason of its partial extent of coverage, detailed design and proportions, and the resulting loss of the existing chimney, would be detrimental to the architectural quality of the existing building and the character and appearance of the streetscene and wider Bloomsbury Conservation Area
2. The proposed rear extension, by reason of its height, form, position and materials, would appear as an obtrusive feature that would dominate the rear of the building and be detrimental to the character and appearance of the existing building and the wider Bloomsbury Conservation Area,
3. The proposed pavement grill and recessed doors on Coptic Street, by reason of their form and location, would be likely to cause harm to public safety and hinder pedestrian movement,

8900345 Alterations to the existing studio involving the creation of a new courtyard the erection of a link between house and studio and the construction of a new roof – Granted 16/01/1990

8501908 The erection of an additional floor at first floor level with access stairs and lifts to be used as an artists studio ancillary to the residential use of the remainder of the building – Granted 18/02/1986

36796 Change of use of the ground floor at 32 Coptic Street, WC1 from antique bookshop and cafe to artist's studio and the basement to ancillary storage – Granted 20/12/1983

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP22 Promoting sustainable design and construction

DP23 Water

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 The proposal is to provide additional accommodation and amenity space, and to improve access within the property, to accommodate the needs of the existing occupiers. One of the occupiers is a 79 year old artist with mobility problems who has lived at the property since 1979, the lift would enable him to continue living in his home by providing better access. Additional floorspace would be provided by a mansard roof extension, with a central terrace at the rear, and part of the basement would be converted to a self-contained 1-bedroom flat for a full-time carer/assistant. A proposed three storey extension would accommodate a lift, with the lift shaft extending to four storeys and an attached two storey glazed link would provide access to courtyard studio. A new staircase would allow access from the ground floor to the rear basement courtyard. Further proposed alterations comprise replacement of the existing timber coach doors and shopfronts.
- 1.2 This application seeks to address officers' concerns which lead to the refusal of a previous application (reference 2011/4199/P - see history section). There is also an associated application currently being determined which omits the mansard roof but connects the application site to the neighbouring building, no. 33 Coptic Street (reference 2012/1791/P).
- 1.3 The main issues are:
- Design
 - Standard of proposed accommodation
 - Amenity
 - Transport
 - Sustainability

2 Design

- 2.1 As mentioned in para 1.1, this application seeks to address officers' concerns over the impact of the changes on the character and appearance of the host building and the Bloomsbury Conservation Area. The first reason for refusal was the proposed half-width mansard which was considered to unbalance the building. Additionally, the roof extension would have resulted in the loss of an original chimney and the proposed windows were not considered to be subservient to those below. Secondly, the rear extension was considered to be too wide obscuring the rear windows, and too high with the lift shaft extending to five storeys and rising above the rear parapet, which was not considered to respect or preserve the original design or proportions of the building. There was also concern about the materials used for the lift shaft, and it was considered that it could be less obtrusive if different materials were used. Thirdly, the proposal included a new pavement grille and recessed entrance at ground floor level, which were considered harmful to public safety and pedestrian movement.
- 2.2 The proposed scheme differs from the refused scheme in that the proposed mansard would now extend across the full width of the building, with smaller windows and would retain the chimney. The proposed lift shaft no longer rises to mansard level, terminating at parapet level, it is also proposed to be clad in zinc to allow the form of the original dwelling to be more easily recognisable. The width of the extension has also been reduced by approximately 1m so as not to obscure the rear windows of the building. Finally, the entrance door is no longer recessed and the additional pavement grille has been omitted from the scheme.

- 2.3 The property is located at no 32 Coptic Street on the north side of Coptic Street, which is within the Bloomsbury Conservation Area. The property is a late Georgian terraced house (c. 1820), 5 bays wide and one room deep, arranged over three storeys and a basement, with a former shop and archway to the rear courtyard at ground floor level.
- 2.5 The property also comprises an artist's studio at the rear, occupying part of the former dairy. The studio is accessed via an external pedestrian bridge over a large lightwell/courtyard separating the dwelling and studio. The studio has no direct access from the main house.

Significance

- 2.6 The Bloomsbury Conservation Area is a designated heritage asset. The Conservation Area Appraisal and Management Strategy (CAAMS), adopted in 2010, includes an assessment of the Conservation Area's special interest, identifying the building as being a 'positive contributor' in terms of character and appearance, thus making it a non-designated heritage asset. The main issues to consider are the impact the proposed rear and roof extensions have on the significance of the designated and undesignated heritage assets, the character or appearance of Bloomsbury Conservation Area and 32 Coptic Street respectively.

Assessment

- 2.7 Georgian London terraced houses, of which this is a good example, comprise certain aspects common to all that make up their special interest. The degree to which these survive is an indication of their significance. These include; the architectural composition of the terrace facades, the detailed architectural treatment of the elevations including proportions, character, craftsmanship and roof form, and the composition and proportions, which typically result in a reduction of the length of the windows on each floor. Importantly the proposed scheme is considered to satisfactorily respond to these key characteristics in a way that would preserve the original character of the dwelling.

Extensions & alterations

- 2.8 The extension at roof level would be seen as a traditional slate clad mansard roof with windows which align with the façade below. Mansards are appropriate extensions for Georgian terraced houses and the proposal would preserve the character and appearance of the building and the street scene. A condition will require a sample of the slate to be submitted to and approved by the Council. The previous half-mansard was unacceptable as it was considered to unbalance the building. The chimney stack is to be retained and raised as part of the proposal. This would result in the ability to understand the original roof form in the future and complies with Camden Planning Guidance. The more contemporary rear façade of the mansard roof would not be seen in public or private views and is therefore not considered to harm the traditional appearance of the dwelling or area.
- 2.9 The rear extension would be part width and would meet Camden Planning Guidance on the height of rear extensions. The lift shaft would extend above the first floor extension, the minimum necessary to gain access to the upper floors, and would terminate below the parapet. Moreover the lift shaft has been designed as overtly contemporary, in contrast to the stock brick extension, and would be read as a modern intervention. As such the lift is considered to be a reasonable adjustment to the property in this instance.
- 2.10 There is no objection to the timber coach door or shopfront being replaced. The existing frames do not appear to be of historic value and the proposed design and use of materials would retain the traditional elements necessary to preserve the character of the building. The exact design of the shopfront, including glazing bar profile, will be dealt with by way of condition.

- 2.11 For these reasons the proposal is considered to comply with policies with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance, and would preserve and enhance the character and appearance of the Bloomsbury CA.

3 Standard of proposed accommodation

- 3.1 The main aim of the proposal is to improve access for the existing residents by the installation of a lift, as well as the creation of a self contained flat art basement level for a full time carer/assistant.

Main dwelling

- 3.2 The proposal would see a lift installed from the basement to second floors improving access for the existing occupier who is in his 70's and has mobility difficulties. The proposal would improve circulation within the building and access to the basement courtyard and courtyard studio. Such adaptations are compliant with the aims of policy DP6 which considers that people with mobility difficulties, including disabled people, should have access to a range of housing types that match the range available to those without mobility constraints, and aims to allow people to live in their home for as much of their life as possible. The applicants have provided a Lifetime Homes statement, and a condition will specify that the features denoted to be met shall be implemented.

Carer's flat

- 3.3 The proposed carer's flat would have a floorspace of approximately 48sqm with a bedroom of 13.5sqm which meets Camden's Residential Development Standards for 2 persons. The rooms are regularly shaped with adequate storage space. The bedroom would be lit from two windows facing an existing lightwell. Camden Planning Guidance recommends that basement rooms should have an unobstructed glazed area of 10% of the floorspace, when measured above a line extending upwards at an angle of 30° from the window. The two windows would have a total of 1.2sqm of unobstructed glazing which would amount to 8.9% of the floorspace. Although light to the bedroom would be slightly under Camden Planning Guidance recommendations, the living/dining room would face directly toward the basement courtyard and receive ample light.
- 3.4 The proposed flat would have reasonably sized rooms and amenity space in the form of the basement courtyard and on balance, is considered to provide an adequate standard of accommodation. As such the proposal is not considered to provide an enhanced level of residential amenity for the existing occupiers and a reasonable standard of accommodation for the proposed carer and would comply with policies CS6, DP2 and DP6 of the LDF and Camden Planning Guidance.

4 Amenity

- 4.1 The existing house and the extensions proposed to it would not give rise to any harmful overlooking of premises to the rear as these are either non-residential or located at distance beyond the artist's studio and rear yards and structures of properties fronting Museum Street. The proposed steps down to the basement courtyard would pass an existing window in the basement of 33 Coptic Street. This window last served as a kitchen to the hostel formerly occupying the building. While the building has recently been converted to use as a single dwelling, it is considered that the privacy of this basement window is already compromised by virtue of it opening onto the basement courtyard at No. 32. The additional impact from the steps is therefore considered not unduly harmful.
- 4.2 The proposed roof extension and terrace would face existing residential properties (Stedham Chambers) on the opposite side of the street. This relationship is not considered unreasonable

for this high density urban location, in terms of overlooking and noise disturbance matters.

- 4.3 In terms of impact on outlook and daylight to adjacent properties the most likely affected residential windows would be those at the rear of no.30 Coptic Street) adjacent to the southern boundary. The first floor element of the proposed extension would abut the existing boundary wall and exceed it in height by a storey. However the distance of the nearest windows from this boundary (approx 4.5m) and the oblique angle onto which they face it, are considered sufficient to negate any likely impact on their available daylight from arising.
- 4.4 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

5 Transport

- 5.1 The property has access to a carport accessed directly from Coptic Street providing space for one vehicle to be parked on-site. The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone. The Controlled Parking Zone (CPZ) is within Holborn (CA-C) and operates Mon-Sat 08:30-18:30 (residents' bay 24hour) and 107 parking permits have been issued for every 100 estimated parking bays within the zone. This means that this CPZ is highly stressed, especially where overnight demand exceeds 90%.

Cycle Parking

- 5.2 DP18 requires development to sufficiently provide for the needs of cyclists, which includes cycle parking Policy 18 states development must comply with Camden Parking standards. The London Plan also adopts the Transport for London cycle parking standards.
- 5.3 Camden's Parking Standards for cycles (*Appendix 2 of the Development Policies*), states that 1 storage or parking space is required per residential unit, however for larger residential units (3+ beds) the London plan requires 2 cycle parking spaces per unit. The proposal is for a new one bed self-contained residential dwelling; therefore 1 cycle storage/parking space would be required. The applicant has identified a storage area within the basement for one cycle therefore Camden's parking standards for cycle storage have been met. A condition will require the cycle storage to be retained.

Car-free and Car-capped Development

- 5.4 The LDF encourages car-free developments, and these should not only be sought for housing but also for developments in general and should be ensured by Boroughs in areas of high public transport accessibility. However, as the property already has access to one carport on-site, in accordance with the Parking Standards outlined in Appendix 2 of the Development Policies, it is recommended that the property is car-capped for the following reasons:
- The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone.
 - Not making the development car-capped would increase demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. Holborn (CA-C) CPZ operates Mon-Sat 08:30-18:30 (residents' bay 24hour) and 107 parking permits have been issued for every 100 estimated parking bays within the zone. This means that this CPZ is highly stressed. This is considered unacceptable in CPZ's that are highly stressed where overnight demand exceeds 90%.
- 5.5 For car free and car capped developments, the Council will not issue on-street parking permits; use planning obligations to ensure that future occupants are aware they are not entitled to on-street parking permits; and not grant planning permission for development that incorporates car parking spaces, other than spaces designated for people with disabilities, and a limited number

of spaces for car capped housing in accordance with Council's Parking Standards.

Light wells and new public entrance

- 5.6 The existing pavement grilles and light wells are to be retained. This is supported by transport officers subject to a condition that if any repairs are required as a result of the construction works then like for like materials are used.

Construction Management Plan (CMP)

- 5.7 DP26 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106. However, due to the scale and kind of this development and the likely method of construction a CMP is not required in order to mitigate any adverse impacts. However, any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

6 Sustainability

- 6.1 A green roof has been indicated on top of the first floor of the rear extension, this is acceptable in principle and considered to provide reasonable measures for offsetting the effects of the development on the environment and climate change in this instance for meeting policies CS13 and DP22. The details in this regard will be secured by condition.

7 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 £2,400 (48sqm 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 Recommendation: Grant Planning Permission Subject to a Section 106 Legal Agreement

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th June 2012. For further information please click [here](#).