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Planning Statement

Nos. 33-35 Grafton Way, London Borough
of Camden

Prepared on behalf of Mr P Loucaides

May 2012

12712/NT/BK/DB

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Introduction

1.0

1.1

This Planning Statement has been prepared on behalf of Mr Loucaides to assist the London Borough of Camden in its determination of an application for full planning permission for the restoration, enhancement and extension of No. 33 Grafton Way and the associated change of use of the upper floor of No. 35 Grafton Way.

1.2

An original application was submitted for development at the site on 5 December 2011 (LB Camden Ref 2011/6103/P). The previous development was informed by an extensive and responsive pre-application design development process. Permission was granted on 11 April 2012 for an amended version of the scheme: the rear and roof extensions were altered through three sets of revisions.

1.3

The proposed development applied involves the conversion, restoration and extension of No. 33 Grafton Way to provide enhanced retail, residential and bedsit accommodation. It will include the introduction of a roof-level addition, the creation of a rear extension and enhancement of the building's front and rear elevations. The upper floor of No. 33 Grafton Way will also be converted to provide replacement bedsit units.

1.4

The description of development is as follows:

'Restoration and enhancement of No. 33 Grafton Way to provide an improved retail unit at basement and ground floor levels, enhanced bedsit accommodation at first floor level and a residential unit within the building's upper floors, introduction of roof level extension and rear addition; and, associated change of use of the third floor of No. 35 Grafton Way to provide two bedsit units.'

1.5

The application site forms part of a terrace of Georgian properties located within the Fitzroy Square Conservation Area. At present, No. 33 Grafton Way accommodates retail use at ground floor level with ancillary basement storage space, bedsit accommodation at first and second floor levels and a small residential unit at third floor level. No. 35 Grafton Way currently contains a residential unit on its upper floor.

1.6

The proposed development has been strongly informed by a rigorous design development process, undertaken in respect of the original planning application for similar works. The principles of the development were discussed at length with Planning and Conservation Officers from the London Borough of Camden. During these discussions, Officers indicated they were supportive of the proposed development in principle.

- 1.7 The scheme provides a significant opportunity to enhance this property and the local townscape and will make a contribution towards the pressing demand for family housing and specialist bedsit accommodation in Camden. The existing consent sets a benchmark for this scheme, acknowledging the wide range of substantive planning, heritage and community benefits of the scheme.
- 1.8 The planning application is accompanied by the following supporting documents:
- Design and Access Statement prepared by Urban Projects Bureau;
 - Heritage Assessment prepared by NLP; and,
 - Daylight/Sunlight Report prepared by NLP.
- 1.9 This statement is divided into the following subsequent sections:
- Section 2.0 provides a description of the site and surroundings;
 - Section 3.0 addresses the site's planning history and the project history;
 - Section 4.0 describes the proposed development;
 - Section 5.0 lists the relevant planning policy framework;
 - Section 6.0 contains our assessment of the case for granting planning permission.
 - Section 7.0 outlines our conclusions.

2.0

Site and Surroundings

Location

2.1

The application site is situated in the London Borough of Camden. It is in the south-western area of the Borough, close to the border with Westminster. The site fronts the southern side of Grafton Way between Tottenham Court Road and Fitzroy Square.

Application Site

2.2

The application site covers two Georgian townhouses on the southern side of Grafton Way. The properties are of four storeys plus basement level and are constructed of London stock brick with gouged red brick arches and two over two pane sash windows. Neither property is listed, but both are identified as 'positive contributors' to the character and appearance of the Fitzroy Square Conservation Area in the Council's Conservation Area Appraisal.

2.3

No. 33 Grafton Way has been detrimentally altered and has suffered from deterioration during recent decades. A shop unit appears to have been inserted into the original townhouse during the late 19th or early 20th Century and later modernised, retaining the traditional shopfront pilasters, corbels and cornice. The building includes a prominent and unattractive netting structure/canopy at roof level which has a detrimental effect on the area's townscape and visual amenity.

2.4

Internally, No. 33 Grafton Way accommodates a retail unit at ground floor level with ancillary storage space in the basement, bedsit units at first and second floor levels and a one bedroom flat at third floor level. No. 35 Grafton Way currently accommodates a small self-contained flat on its upper floor.

Townscape Context

2.5

The site is situated within the Fitzroy Square Conservation Area, a consistent area of late 18th and early 19th Century speculative development dominated by terraces of three and four storey townhouses, interspersed with commercial premises and mews properties.

2.6

Grafton Way is typical of the Conservation Area. It is an enclosed urban street fronted by unbroken terraces of four storey buildings with commercial/retail premises at ground floor level.

2.7

There are listed properties with a direct visual connection to the site at Nos. 52-63 Grafton Way, 37-45 Grafton Way and 112 Whitfield Street. These buildings comprise Georgian townhouses.

3.0

Planning and Project History

3.1

This section of the Planning Statement provides an overview of the site's planning history and outlines relevant planning applications relating to development at nearby properties.

Nos. 33-35 Grafton Way – Planning History

3.2

A review of the site's planning history (online and at the Council's planning department) has revealed the following planning applications for development at the site (available records go back to 1960).

Nos. 33-35 Grafton Way

- *Pending (Portal Ref. No. PP-01944512):* Application to vary a condition relating to the below application (Ref 2011/6013/P) to enable the installation of three windows into the roof extension.
- *11 April 2012 (Ref. No. 2011/6013/P):* Permission granted for the erection of a roof extension and a part solid, part open-work rear extension at first floor level in connection with reconfiguration of self-contained and shared facility accommodation on the upper floors to form a two bed maisonette at No. 33; and change of use from self-contained flat at third floor of No. 35 to two bedsits.

No. 33 Grafton Way

- *29 May 1964 (Ref. No. TP/101110):* Refusal of planning permission for the redevelopment of Nos. 33, 35 and 37 Grafton Way to provide three shops with basement car parking to the rear and twelve flats. The application was refused due to the scale of the development and its impacts on the amenity of neighbouring properties.
- *14 August 1975 (Ref. No. PL/20434):* Refusal of planning permission for the change of use of No. 33 Grafton Way from nine dwelling units to three self contained flats.
- *25 February 1985 (PL/8400909):* Planning permission was refused for the installation of a new shopfront as the replacement shopfront was considered to have a harmful effect on the character and appearance of the Conservation Area.
- *25 April 1985 (PL/8500439):* Planning permission was granted for the introduction of a new shopfront.

No. 35 Grafton Way

- *7 February 1977 (Ref. No. 24094):* Refusal of planning permission for the change of use of first and second floors from retail and residential use to office accommodation.

- *19 July 1977 (Ref. No. 24952):* Refusal of planning permission for the change of use of the first floor from shop storage and ancillary accommodation to use as offices.
- *20 March 1984 (Ref. No. 8400526):* Refusal of planning permission for the installation of a new bronze anodised aluminium shopfront.
- *2 August 1990 (Ref. No. 9000370):* Refusal of planning permission for the installation of a new shopfront.
- *13 May 1992 (Ref. No. 9280081):* Refusal of advertisement consent for the display of an internally illuminated fascia sign.
- *1 March 1994 (Ref. No. 9400293):* Refusal of planning permission for the change of use of the ground floor and basement from retail use to a hot food takeaway.
- *19 September 1995 (Ref. No. 9501652):* Further refusal of planning permission for the change of use of ground floor and basement from retail use to use as a hot food takeaway.
- *5 April 2011 (Ref. No. 2011/0813/P):* Planning permission granted for the change of use of part of the basement from an internet café/retail storage use to use as a remote controlled minicab office.

Nearby Properties

3.3 The following provides a summary of relevant recent planning applications for nearby properties on Grafton Way:

- *41-43 Grafton Way (18 February 2008; 2008/0171/P):* Planning permission granted for the change of use of the building's ground floor and basement from office/restaurant to residential use and the introduction of a rear extension.
- *45 Grafton Way (26 October 2007; 2007/4573/P):* Planning permission granted for the introduction of a rear extension at second floor level and the creation of a rear terrace, as well as changes to the building's dwelling mix.
- *117 Tottenham Court Road (Date TBC; 2011/0800/P):* Planning permission granted for the conversion of the building's upper floors to provide three residential units and the introduction of a rear extension containing a stairwell.

3.4 The benchmarks established at these neighbouring properties are of relevance to the development and have informed the approach taken to the redevelopment of the properties.

Pre-application Advice

3.5 Extensive pre-application advice was obtained on the previous proposal (LB Camden Ref 2011/6103/P). Two pre-application meetings were held between the design team and Planning and Conservation Officers from the London

Borough of Camden. The first meeting on 21 July 2011 led to design development work in the light of Officers' comments, resulting in the re-provision of bedsit accommodation; revisions to the scale and appearance of the roof-level addition; and amendments to the scale, height and form of the proposed rear extension.

- 3.6 The second pre-application meeting on 16 September 2011 led to a reduction in the height and scale of the rear extension and amendments to the roof extension's materials palette. In addition, additional analyses were undertaken regarding the visibility of the roof level extension in views from Tottenham Court Road and Grafton Way.
- 3.7 Officers subsequently provided written feedback on an amended iteration of the proposed development, confirming the following matters:
- It is debatable whether any harm would be caused by the roof extension to the character and appearance of the Conservation Area;
 - Officers would support the alterations to the rear of the building, subject to use of acceptable facing materials and appropriate detailed design; and
 - There are no further amenity or land use issues which are outstanding following previous correspondence and discussions with officers.
- 3.8 The Officers' feedback indicated that they would not be supportive of reinstatement of the property's historic lightwell, which served the basement level bedsit accommodation included within the earlier iterations of the development. As such, the lightwell and basement level bedsit accommodation have been omitted from the proposed development. The two bedsit units currently located at second floor level within No. 33 Grafton Way (which were previously intended to be relocated to the property's basement level) will now be re-provided at third floor level within No.35 Grafton Way. These alterations represent major concessions made by the applicant to address the feedback from Officers. The principle of re-providing the bedsit units within No.35 Grafton Way and changing the use of the property's upper floor has been accepted by Officers and was approved under planning permission ref 2011/6103/P.

Stakeholder Consultation

- 3.9 Prior to submission of the original application (LB Camden Ref 2011/6103/P), and following extensive pre-application discussions with Officers, the applicant sought to liaise with local resident and amenity groups regarding the proposed development. The Fitzrovia Neighbourhood Association and the Bloomsbury Conservation Area Advisory Committee were consulted on the scheme during September 2011. The Fitzrovia Neighbourhood Association also informed the Charlotte Street Association of the proposed development at this time. However, having reviewed the information provided, the three residents/amenity groups all confirmed that they did not feel that it was necessary to meet with the applicant or provide feedback on a scheme of this scale or character.

Proposed Development

4.0

4.1

The proposal comprises the conversion, restoration and extension of No. 33 Grafton Way. The scheme will provide 1 x no. three-bedroom family dwelling with dedicated amenity space within the property's second and third floor levels. A small-scale roof-level addition containing a garden room will be introduced to the rear of the roof in place of the existing visually intrusive roof covering. A rear addition will be created in place of the property's cluttered rear sections, comprising a single-storey closet wing extension at first floor level and a shallow, lightweight two-storey glazed link between the closet wing and the projecting rear building line of No. 35 Grafton Way. The existing retail accommodation at ground floor and basement levels will be retained and upgraded as part of the development. Similarly, the bedsit accommodation on the first floor of No. 33 Grafton Way will be retained and improved.

4.2

The development will provide a series of restoration/enhancement works to the fabric of No. 33 Grafton Way. This will potentially include repointing the brickwork to the front and rear elevations, replacement of the building's windows and restoration of the shopfront, as required.

4.3

The two existing bedsit units on the second floor of No. 33 Grafton Way will be removed as a result of the development and reprovided at third floor level within No. 35 Grafton Way. This will require the change of use and internal reconfiguration of the building's upper floor from a single residential unit (C3 use) to bedsit accommodation (small scale HMO; C4 use).

4.4

The description of development is as follows:

'Restoration, enhancement and extension of No. 33 Grafton Way to provide an improved retail unit at basement and ground floor levels, bedsit accommodation at first floor level and a residential unit within the building's upper floors; introduction of roof level extension and rear addition; and, associated change of use of the third floor of No. 35 Grafton Way to reprovide two bedsit units.'

4.5

The proposed works are described in detail in the submitted Design and Access Statement and are assessed in subsequent sections of the report.

5.0 **Planning Policy Framework**

5.1 The following provides an overview of planning policy and guidance of relevance to this application.

National Planning Policy Framework (NPPF)

5.2 The NPPF sets out the government's planning policies for England. It identifies the purpose of the planning system as 'to contribute to the achievement of sustainable development'. Sustainable development has three dimensions:

- Economic - contributing to a strong, responsive and competitive economy;
- Social - supporting strong, vibrant and healthy communities; and
- Environmental - protecting and enhancing our natural, built and historic environment.

5.3 Sustainable development involves seeking positive improvements in the conditions in which people live, and widening the choice of high quality homes (para 9). The NPPF seeks 'to boost significantly the supply of housing' (para 47) and requires local planning authorities to consider housing applications 'in the context of the presumption in favour of sustainable development' (para 49).

5.4 The NPPF places an onus on decision-makers to approve applications for sustainable development wherever possible and without delay. The presumption militates strongly in favour of a grant of planning permission for high quality mixed-use developments which make efficient and sustainable use of accessible urban sites.

Strategic Policy

The London Plan

5.5 The replacement London Plan (July 2011) sets out the overall strategic plan for London including a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.

5.6 The Plan recognises the pressing need for more homes in London (Policy 3.3), stating a minimum requirement for 6,650 additional homes in Camden between 2011 and 2021 (Table 3.1). Policy 3.14 promotes support for the maintenance and enhancement of the condition and quality of London's existing homes. Loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace.

5.7 The London Plan states that design must be of high quality, having regard to its context in terms of scale, form and mass (Policies 7.4 and 7.6). Policy 7.8 indicates that development affecting heritage assets and their settings should

conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Local Development Framework

Core Strategy (2010)

- 5.8 The London Borough of Camden's LDF Core Strategy was adopted in November 2010. It seeks to provide for the needs of Camden's population whilst managing impact: providing sustainable buildings, protecting and enhancing heritage and protecting the amenity of those living and working in the Borough (Policy CS5). Policy CS6 seeks to maximise the supply of additional housing including bedsit accommodation.
- 5.9 Policy CS14 requires development to demonstrate high standards of design which respect local context and character, and preserve and enhance heritage assets and their settings.

LDF Development Policies (2010)

- 5.10 The Council's Development Policies DPD (November 2010) sets out the detailed planning criteria used to determine applications for planning permission. Policy DP2 seeks to make full use of Camden's capacity for housing. It resists development that would involve the net loss of two or more homes, unless they improve the space standards of sub-standard units or create large homes in areas with a low proportion of larger dwellings.
- 5.11 Policy DP5 promotes a mix of different sized homes. The Dwelling Size Priorities Table sets out the need for homes of various sizes within the borough, citing 'lower' need for 1-bedroom/studio market housing; 'very high' need for 2-bedroom market housing; and 'medium' need for 3-bedroom market housing. Paragraph 5.8 notes that reuse of existing buildings can limit the potential to provide a range of dwelling sizes.
- 5.12 Policy DP9 indicates that the Council will support the development of bedsit housing provided that it does not result in an unacceptable loss of self-contained homes, does not cause harm to residential amenity and does not result in overconcentration of bedsit accommodation.
- 5.13 Policy DP24 requires high quality design in all development, including alterations and extensions to existing buildings. It states that proposals should consider the character and proportions of the existing building; the character and setting of neighbouring buildings; quality of materials; appropriate amenity space; accessibility; and visually interesting street frontages. Policy DP25 also states that development within conservation areas must preserve and enhance their character and appearance.

LDF Proposals Map

- 5.14 The site is not covered by any site specific allocations in the Council's LDF Proposals map.

Supplementary Planning Documents

- 5.15 The adopted Camden Planning Guidance SPG (2011) is of relevance to the development. It provides further details on the application of policy, including design and heritage, housing, amenity, transport and planning obligations.
- 5.16 It requires residential development to be secure and of high quality. It promotes design excellence for new-build and conversion/refurbishment schemes. The SPG recommends that schemes consider context, materials, overlooking and views. It reiterates the requirement for development within conservation areas to preserve or enhance their character and appearance.
- 5.17 With regard to rear extensions, it states that additions should be secondary to the building being extended, respect the historic pattern and maintain the amenity of adjacent properties.
- 5.18 The SPG also indicates that roof extensions which alter an area's overall roof form are not likely to be appropriate where there will be an adverse affect on the skyline, building or streetscene, such as where there is an unbroken run of valley roofs or complete terraces with a largely unimpaired roofline (para 5.8).

Fitzroy Square Conservation Area Appraisal and Management Plan

- 5.19 Fitzroy Square Conservation Area is described as a distinctive and consistent area of late 18th and early 19th century speculative development, homogenous in character and 'an excellent example of Georgian town planning'. The character of the Fitzroy Square Conservation Area is derived from its original character as a wealthy residential district, and is influenced by subsequent social and economic changes that have affected patterns of use and occupation of buildings. Grafton Way is one of several surrounding streets which are said to 'retain much of their original character'. Nos. 33 and 35 Grafton Way are stated to make a positive contribution to the character of their immediate surroundings and to the Conservation Area, despite having undergone alteration.
- 5.20 The Management Plan notes that planning applications will be determined with regard to the special interest of the Conservation Area and the specialist advice of officers. Development must preserve or enhance the character or appearance of the Conservation Area. Historic details which form an essential part of the character of the Conservation Area will be preserved, repaired or reinstated where appropriate.

6.0

Assessment

6.1

The key considerations in assessing the proposed development are as follows:

- 1 the acceptability of the proposed land use mix;
- 2 the acceptability of the proposal in urban design and heritage terms;
- 3 the acceptability of the proposed dwelling mix
- 4 the acceptability of the proposal in terms of residential amenity;
- 5 the acceptability of amenity space provision;
- 6 the sustainability of the proposed development; and
- 7 the acceptability of the scheme in terms of transport and servicing.

1. Proposed Land Use Mix

6.2

The proposed development reconfigures the existing retail, bedsit and residential units at the site, replacing the existing low grade outdated uses with high quality new accommodation. It will increase the quantum of floorspace in residential and bedsit use and will significantly improve the standard of this accommodation.

6.3

The retail and bedsit accommodation at basement/ground and first floor levels respectively within No. 33 Grafton Way will be retained and enhanced as part of the development. The scheme will also create a three-bedroom family dwelling with dedicated private amenity space at second and third floor levels within No. 33 Grafton Way. The family unit will replace a cramped one bedroom flat and two outdated bedsit units at second floor level. The two existing bedsit units at second floor level will be reprovided at third floor level within No. 35 Grafton Way, in place of an existing one bedroom unit.

6.4

The reconfiguration of the residential space within Nos. 33 and 35 Grafton Way will result in significant enhancement of the residential and bedsit units at the site. The existing units currently provide a cramped, poor quality environment and do not meet local space standards. The proposed development will replace this substandard accommodation with a high quality three bedroom family dwelling with dedicated amenity space, and significantly enhanced bedsit units.

6.5

The proposed development will retain and reprovide the existing bedsit accommodation at the site. It will result in the loss of a single residential unit at No. 35 Grafton Way, though this is consistent with Development Policy DP2, which resists the loss of 'two or more' homes. The scheme will also increase the area of floorspace in residential use (including bedsits) across the two properties.

6.6

Policy DP2 encourages the provision of larger family units, particularly in a part of the Borough with a relatively low proportion of large dwellings. The proposals result in the creation of a three-bedroom, family dwelling with its own amenity space.

- 6.7 Policy DP9 resists the development of bedsit housing at the cost of a self-contained home. However, the proposals involve relocating existing bedsits, rather than creating new ones. Further, it enables the creation of a self-contained home of superior quality and size.
- 6.8 In summary, the proposed development is acceptable in land use terms for the following reasons:
- 1 The development will make a more efficient use of the building's accommodation.
 - 2 It will deliver a net increase in residential floorspace (including bedsit accommodation) at the site.
 - 3 It will provide a high quality family sized residential unit with dedicated private amenity space.
 - 4 It will deliver enhanced bedsit accommodation at the site.
 - 5 It will deliver significant enhancement in terms of the standard of the residential environment within the building.
 - 6 It will also improve the quality of the retail floorspace at the site.
- 6.9 On this basis, the proposed reconfiguration of the accommodation within Nos. 33 and 35 Grafton Way is acceptable in land use terms. It is consistent with the requirements of strategic and local planning policy and guidance. The principles of the proposed land use mix have been supported by LB Camden through its approval of planning permission ref 2011/6103/P.

2. Urban Design and Heritage Impacts

- 6.10 No. 33 Grafton Way is an unlisted building within the Fitzroy Square Conservation Area. It also forms part of the setting of a number of listed buildings. The property has suffered from detrimental alterations and decay, though is identified by the Council's Conservation Area Appraisal as a positive contributor to the area's character and appearance.
- 6.11 The proposed development has been carefully designed in line with policy to respond to the surrounding urban context and respect and enhance the nearby heritage assets. A comprehensive assessment of the development's heritage impacts is provided in the submitted HIA. The following provides a summary.

Façade Improvement

- 6.12 The scheme will restore, reinstate and enhance elements of the external fabric to No. 33 Grafton Way. This will include improvements to the building's fenestration, brickwork and shopfront. This represents a significant benefit associated with the development both in terms of its integrity and appearance, and the character and appearance of the Fitzroy Square Conservation Area.

Rear Extension

- 6.13 The rear elevation of No. 33 Grafton Way has suffered from detrimental alterations and deterioration. The proposed works will replace the poor quality rear section of the property with a high quality subsidiary rear addition which is respectful to the building's integrity and appearance. The rear extension will not be seen in any public views and will respect the outlook from neighbouring buildings. As such, the proposal will remain subordinate to the main property and will respect the original building and nearby heritage assets.
- 6.14 Recent grants of planning permission illustrate that appropriately-designed and suitably subservient rear additions to the properties on Grafton Way are considered acceptable. These developments set an important benchmark for these elements of the proposed development. The proposed rear addition at No. 33 Grafton Way was previously supported during pre-application discussions, regarding the previous application, with Planning and Conservation Officers.

Roof Extension

- 6.15 No. 33 Grafton Way is currently dominated by a blue netting structure at roof level which is highly visible and has a detrimental effect on the integrity of the property and the Conservation Area. The removal of the structure represents a significant benefit in heritage, townscape and visual amenity terms.
- 6.16 It will be replaced with a modest, low-lying extension in traditional materials. It will not be visible from Grafton Way and will be barely perceptible in views from Tottenham Court Road. As such, it will have no material visual impact on public views and the area's townscape.
- 6.17 The proposed roof level addition represents a significant improvement on the building's existing roofscape and is consistent with Camden Planning Guidance (CPG).

Summary: Built Heritage Impacts

- 6.18 The proposed restoration and enhancement works to the building's front and rear elevations are considerable benefits which militate strongly in support of the development. The roof level addition and rear extension represent high quality, subsidiary additions to the property which will have a negligible effect on the area's townscape and visual amenity and the outlook from neighbouring buildings. Officers have previously indicated that they are supportive of these aspects of the development, whilst the roof addition and rear extension were subsequently modified during the determination of planning application LB Camden Ref 2011/6103/P. The positive and constructive pre-application feedback which informed the development sets a benchmark for the current proposal. The proposed change of use within No. 35 Grafton Way will not alter the building externally.

- 6.19 The scheme complies with relevant local and strategic policy and guidance with regard to heritage matters.

3. Dwelling Mix

- 6.20 The proposed development will replace a substandard one bedroom residential unit at third floor level within No. 33 Grafton Way with a large three bedroom unit covering second and third floor levels and extending into the roof level addition. The unit will also be served by dedicated private amenity space. The creation of a larger, three-bedroom family unit in this area is supported by the Council's Dwelling Size Priorities and the LDF Development Policies DPD. The current amended development is supported by the previous grant of planning permission in this regard.

4. Residential Amenity

- 6.21 The proposed development has been carefully designed to avoid any unacceptable effects on the residential amenity experienced either within the residential properties surrounding the proposal site or within the units proposed as part of the development.
- 6.22 The daylight and sunlight assessment demonstrates that the development will not result in any noticeable reduction in the levels of natural light received by neighbouring properties. The closet wing will be lower than the adjacent flat roof of the neighbouring property. The rear elevation will be enhanced, improving the aspect from neighbouring properties. The extension will appear modest in size as the rear of no. 33 Grafton Way is recessed behind the building line of the remainder of the terrace. Overall, the proposals will have a negligible impact on the residential amenity of nearby properties.
- 6.23 The main rooms and bedrooms within the proposed residential unit and the bedsit accommodation will also all experience good levels of interior daylighting and annual and winter sunlight availability.
- 6.24 The removal of the rooftop canopy will improve the outlook of neighbouring buildings situated to the rear of the property. The replacement rooftop addition is constructed of traditional materials and is shallow, rising to a height equivalent to that of the roofs at nos. 37-45 Grafton Way. It will have a negligible effect on the outlook and visual amenity of neighbouring properties to the rear.
- 6.25 Policy 3.14 of the London Plan supports proposals which maintain and enhance the existing housing stock. The reconfiguration of the residential space within Nos. 33 and 35 Grafton Way will result in improvements to the residential standards of the existing dwellings. At present, they offer a poor quality, cramped environment with substandard levels of light and do not meet local space standards. The proposed residential accommodation will comprise a high standard of accommodation and will comply with these standards. The scheme is therefore consistent with Policy CS5 of the Core Strategy.

5. Amenity Space Provision

- 6.26 The provision of dedicated amenity space at roof level serving the proposed three bedroom unit is a considerable benefit associated with the scheme. The development is located in a high density area of Central London which suffers from a deficiency of gardens and amenity spaces. This aspect of the scheme is consistent with Policy DP24 which requires the provision of appropriate amenity space in residential development.

6. Sustainability

- 6.27 The proposed development has been designed in accordance with local and strategic sustainability objectives. The restoration of an existing building is inherently sustainable in terms of the conservation of energy and materials which would otherwise be expended through the construction of a replacement building.
- 6.28 The location of the site is highly accessible, being close to a range of public transport options and local amenities and the development is car free. The proposal will therefore encourage sustainable patterns of travel behaviour.

7. Transport and Servicing

- 6.29 The development will replicate existing arrangements in terms of transport, access and servicing. It is therefore acceptable in terms of transport and highway matters.

Summary of Proposed Amendments

- 6.30 The following provides an assessment of the acceptability of the proposed revisions to planning permission LB Camden Ref 2011/6103/P in planning terms.

Enlargement of rear addition

- 6.31 The rear addition does not appear in public views. It is a high quality element of the scheme, supported previously by Officers at the pre-application stage. It replaces a low quality, cluttered and unattractive rear elevation.

Enlargement of openings in rear elevation

- 6.32 The enlargement of the openings in the rear elevation will enable better access. The new openings will replace fenestration which is in a poor state of repair, and which it is appropriate to remove. The enlarged openings will not appear in public views.

Minor alterations to roof extension

- 6.33 The alterations involve the insertion of three modest windows. The alterations will have an imperceptible impact on the approved scheme and will improve residential amenity for those making use of the interior space.

7.0

Summary and Conclusions

7.1

This report provides an assessment of the proposed development at Nos. 33 and 35 Grafton Way in relation to the national, strategic and local planning policy and guidance. The proposed development is an amended version of a recently-approved development on the same site. As such, the proposals represent the culmination of a lengthy design development process, which has been informed by detailed discussions with the Council's Planning and Conservation Officers. Officers have indicated their support for the development by approving a previous application for similar works.

7.2

We conclude that the proposed development will deliver a wide range of substantive planning, heritage and community benefits:

- 1 The development will create high quality residential and bedsit accommodation in place of the outdated and substandard units which currently exist at the site.
- 2 It will deliver improvements in the standard of retail accommodation within No. 33 Grafton Way.
- 3 The scheme will contribute to local housing objectives, including through provision of high quality bedsit accommodation.
- 4 It will deliver a larger family dwelling with dedicated amenity space.
- 5 The development will improve the visual amenity of Grafton Way through restoring and enhancing the façade, shopfront and roofscape of No. 33 Grafton Way.
- 6 The scheme will enhance the outlook from the rear of neighbouring buildings through enhancement of the rear elevation of No. 33 Grafton Way.
- 7 It will include high quality and suitably respectful roof level and rear additions.
- 8 It will enhance the character and appearance of the Fitzroy Square Conservation Area and the settings of the area's listed buildings.
- 9 The scheme will provide a high quality residential environment.
- 10 It will deliver dedicated private amenity space.
- 11 It will respect the amenity of neighbouring properties.
- 12 It will contribute to local and strategic sustainability objectives and will encourage sustainable travel behaviour.

7.3

The development will, therefore, deliver a range of significant planning and heritage benefits, in terms of land-use objectives, the residential environment provided and its design quality. It is concluded that the proposed development complies with the objectives and requirements of national, strategic and local planning policy and we respectfully submit that planning permission should be granted.