

Delegated Report		Analysis sheet		Expiry Date:	02/03/2012
		N/A / attached		Consultation Expiry Date:	05/03/2012
Officer			Application Number(s)		
Conor McDonagh			2011/5399/P		
Application Address			Drawing Numbers		
6 & 7 Warren Mews LONDON W1T 6AR			See draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation of basement and conversion of 2 x 4 bedroom family single-dwellings to 3 x 2 bedroom single-family dwellings (Class C3) and associated works including new three entrance doors, alterations to windows to front and rear elevations including addition of Juliette balconies to front elevation at second floor level.					
Recommendation(s):		Grant subject to s106			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	48	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	3 week site notice expired 2/2/12 3 week press notice expired 9/2/12 One comment <ul style="list-style-type: none"> works must take place within allowed hours (informative attached) any alarm installed should be internal sounding only (not planning issue) 					
CAAC/Local groups* comments: <small>*Please Specify</small>	Howard House & Cleveland St (north) Neighbourhood Watch – objects <ul style="list-style-type: none"> This area is deficient in family sized homes of 3 or more rooms Sites with 4 or more rooms are particularly in short supply and are invaluable. The location of Warren Mews is especially suited to family life Fitzroy Square Neighbourhood Association – objects <ul style="list-style-type: none"> Loss of family sized dwellings, contrary to policy DP5 and the draft Fitzrovia Area Action Plan Seek that conditions are attached for high quality materials Bloomsbury CAAC – objects <ul style="list-style-type: none"> Loss of family sized dwellings, contrary to policy DP5 and the draft Fitzrovia Area Action Plan Seek that conditions are attached for high quality materials 					
Site Description						
The application site comprises two typical 3-storey mews buildings within a terrace on the east side of Warren Mews in the Bloomsbury Conservation Area. Number 6 is in use a 4-bed dwelling with basement, number 7 is a vacant office premise with extant consent for conversion into a 4-bed dwelling (see history), but has no basement. The rear of the site joins the rear of Southbank International School on Conway Street. The site is located within the designated Central London Area.						
Relevant History						
7 Warren Mews: 2010/4163/P: Conversion of existing 3-storey office building (Class B1) to a 4-bedroom single family dwellinghouse with associated alterations including the provision of a bin store at front ground floor (Class C3). GRANTED 01/09/2011.						
5-6 Warren Mews 2008/2720/P: Change of use of office buildings (Class B1) into residential use (Class C3) including the enlargement of existing basement beneath no. 6 to provide a 3-bed single family dwelling house (plus a study that could be a fourth bedroom) and dividing no. 5 into two 2-bed self-contained dwelling units and external alterations including insertion of recessed folding doors, new front entrance doors at ground floor level and enlarged windows with Juliet balconies at 2nd floor level. GRANTED 15/01/2009.						
Neighbouring sites: 2006/0308/P: 1-5, 7 & 10 Fitzroy Mews and 8 & 9 Warren Mews – Change of use of nos. including works of conversion from 6x Class B1 units to 4x single family dwelling houses (Class C3) and 6x live/work units (sui generis), plus provision of integral garages to nos. 4, 5, 7 & 10 and associated front elevational changes to ground floors. GRANTED 12/05/2006. <i>This planning permission was not implemented.</i>						
2008/0850/P: 4 Warren Mews – Change of use from office (Class B1) to a single family dwellinghouse (Class						

C3) including replacement of existing folding doors at ground floor with new recessed folding doors, creation of refuse store entrance adjacent to the main entrance and installation of entrance canopy. **GRANTED** 30/04/2008.

2009/1736/P: 8-9 Warren Street – Replacement of existing door and window to the front elevation, at ground floor level and the removal of the existing garage to form an internal lightwell at front of basement, in connection with the change of use from office (Class B1) to three flats (Class C3) (1x 2 bed, 1x 3- bed, and 1x 4-bed) **GRANTED** 17/11/2009.

2010/1126/P: 11 Warren Mews - Renewal of planning permission [2007/0975/P] granted on 23/05/2007 for the erection of a 2-storey house with excavated lower ground floor following demolition of existing building and change of use from office/studio flat to a single family dwelling (Class C3) **GRANTED** 20/04/2010.

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
CS11 – Promoting sustainable and efficient travel
CS13 – Tackling climate change through promoting higher environmental standards
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
DP5 – Homes of different sizes
DP6 – Lifetime homes and wheelchair housing
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
DP18 – Parking standards and limiting 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
DP27 – Basements and lightwells

Camden Planning Guidance 2011

London Plan 2011

Bloomsbury Conservation Area appraisal and management strategy April 2011

Assessment

Land use

Extant permission exists to convert no.6 from office into a dwellinghouse; therefore the employment loss does not need re-examination under policy DP13.

As such, only the conversion of two 4-bed dwellings into three 3-bed dwellings needs consideration. Policy DP2 seeks to maximise the supply of additional homes in the borough, and therefore the creation of a third self contained unit is supported. In terms of mix, policy DP5's 'Dwelling size Priorities Table' states there is a medium demand for 4-bed market units, whereas there is a 'very high' demand for 2-bed market units. Accordingly, the proposal for three 2-bed units is in full accordance with DP5, and would contribute to the creation of a mixed and balanced community in this particular area, given that Warren Mews already contains a number of larger 3 and 4-bed family sized dwellings. It is also important to acknowledge that the Council must be flexible when applying policy DP5.

The Fitzrovia (Area Action Plan) AAP is in 'working' draft form, hence no weight can yet be applied to any guidance it contains. The lack of mix, in terms of different sized units, can be accepted in this case as the building's envelope can only accommodate a low quantum of units.

Design

Moderate external alterations are proposed to the front elevation that include creation of individual front doors to the three separate dwellings created, 6, 7a and 7b Warren Mews and addition of Juliet balconies at second floor level. The new doors windows will be wooden to match the neighbouring properties, and the brickwork

surrounds will be conditioned to ensure that the colour, material and bonding will match the existing. The proposals will therefore preserve the character and appearance of the mews and conservation area generally. A condition is attached seeking detail of the Juliet balconies.

Residential quality

Each of the three dwellings will have the same internal layout comprising a living room and bathroom at basement, a kitchen/dining at ground and an en-suite double bedroom on each first and second floor. Each dwelling comprises 130sqm (GEA) approx. floorspace, which comfortably exceeds the CPG minimum of 75sqm for 4 person dwellings. Moreover each dwelling will be well laid out with good internal storage for bins etc, before collection day.

In terms of light and outlook the upper floors are served by generous windows overlooking the mews, and the basement kitchens will be served by a large ground floor void (3sqm) to allow a good level of light penetration. It is noted that there will be no outlook for the basement kitchens, however the dwellings offer a choice of daytime living on the ground floor, moreover the already approved basement for no.6 also proposed a kitchen, which was considered acceptable.

A Lifetime Homes statement demonstrates that the majority of the 16 standards can be achieved, which is positive for historic building conversion, and complies with policy DP6.

It is not possible to include outdoor private amenity for the dwellings, however this is commensurate for flats/dwellings found in urban central London areas like this, therefore accepted. The net increase is less than five units, no financial contribution to open space is necessary.

Basements

The basement under no.6 current footprint has already been constructed following a previous approval. Therefore only the new excavation under no. 7's current footprint requires assessment with regard to policy DP27. DP27 generally supports basements are less than 3m deep and are within the footprint of the building, any deeper or those that extend beyond the footprint should be accompanied by a technical Basement Impact Assessment (BIA), prepared by an independent engineer. The basement proposed is 2.8m deep and within the footprint, and therefore supported by policy DP27, without the need for a BIA.

Despite this, however, the applicant has gone beyond the policy requirement, and provided a comprehensive BIA that includes a ground investigation (15m deep borehole), and risk assessments of drainage and slope stability. The conclusions of these technically comprehensive engineering reports confirm that the moderate excavation works and subsequent basement construction will cause no harm. The proposed basement is in full compliance with policy DP27.

Biodiversity

The drawings indicate that a living roof will be incorporated, which shall be secured by condition.

Transport

A s106 is secured for car free development, and there is adequate space for the storage of 2 cycles within the front hallway of each dwelling.

Other obligations

As the net increase is less than five units and less than 500sqm conversion, a financial contribution toward education is not necessary, nor is an Ecohomes or energy assessment required.

Recommendation: Grant subject to s106 for car free housing.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>