

Delegated Report		Analysis sheet		Expiry Date:		16/02/2012	
		N/A / attached		Consultation Expiry Date:		16/02/2012	
Officer				Application Number(s)			
Hugh Miller				A: 2011/6385/P B: 2011/6408/L			
Application Address				Drawing Numbers			
79 Gray's Inn Road London WC1X 8TT				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
A: 2011/6385/P - Change of use from office (Class B1) to residential (Class C3) at first floor level to create 1x1 bed self-contained flat. B: 2011/6408/L - Internal alterations in connection with the change of use from office (Class B1) to residential (Class C3) at first floor level to create 1x1 bed self-contained flat.							
Recommendation(s):		A) & B) Grant subject to a section 106 legal agreement.					
Application Type:		A) Full Planning Permission B) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Application advertised in Ham & High 26/1/2012, expires 16/02/2012. Site Notice displayed 06/01/2012, expires 27/01/2012.					
CAAC/Local groups* comments: *Please Specify		<u>Bloomsbury CAAC</u> : No Comment.					

Site Description

A basement, 4-storey terraced property situated on the west side of Gray's Inn Road, south of the junction with Roger Street. The building has a long history of office (Class B1) use as Solicitors and prior to that as a doctors' surgery. The 2nd and 3rd floors are as a residential unit and the ground and 1st floors as offices. The basement has been granted planning approval for residential use. The building is within the Hatton Garden Conservation Area. The building is listed Grade II.

Relevant History

January 2011 – PP Granted - Change of use and associated alterations to rear windows of basement floor from office (Class B1) to create a self-contained flat (Class C3); ref. 2010/6129/P

January 2011 – LBC Granted – Internal and external alterations in association with conversion of basement floor from office (Class B1) to create a self-contained flat (Class C3); ref. 2010/6133/L

August 2010, **Withdrawn** - Change of use and works of conversion of the basement floor from Office (Class B1) to create a 2 bedroom self-contained flat (Class C3); 2010/2889/P

August 2010, **Withdrawn** LBC Internal alterations in association with the change of use of the basement floor from Office (Class B1) to residential (Class C3) to Grade II Listed building; 2010/3138/L.

May 2005 – PP Refused – Change of use of second and third floors from residential use (C3) and basement, ground and first floors from medical practice (Class D1) to office use (Class B1); ref. 2005/0985/P.

July 2005 - PP Granted - Change of use of basement, ground, and first floors from medical practice (D1) to office B1; ref. 2005/1923/P.

March 1998 - PP Granted - Change of use of second and third floor from residential use to use for general medical purposes as an extension to the existing medical centre on basement, ground and first floors; ref. PS9705255

December 1984 – PP Granted - The erection of a rear extension at basement ground and part first floor levels and its use together with the basement as an extension to the existing doctors surgery on the ground and first floors together with change of use and works of conversion on the second ; ref. 8400732.

December 1984 – LBC Granted - The erection of a rear extension at basement ground and part first floor levels and works of external and internal alteration; ref. 8470106.

Relevant policies

LDF Core Strategy and Development Policies

- CS1 (Distribution of growth)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS8 (Promoting Camden's economy)
- CS9 (Achieving a successful Central London)
- CS11 (Pedestrian and cycling)
- CS14 (Promoting high quality places and conserving heritage / conservation areas)

Development Policies

- DP2 (making full use of housing)
- DP5 (Housing size mix)
- DP6 (Lifetimes homes and wheelchair housing)
- DP13 (Employment sites)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards)

DP19 (Impact of parking)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage / conservation areas)
DP26 (Managing the impact of development on occupiers and neighbours)

CPG 2011

Assessment

Background

In January 2011, planning permission was granted for the "change of use and works of conversion of the basement floor from office (Class B1) to create a 2 bedroom self-contained flat (Class C3)". The associated listed building consent was granted for internal and external works of alterations.

The ground floor is occupied and its lawful use is office (Class B1); with residential flat on the second and third floors. The first floor office is used by the applicant who occupies the self-contained flat on the floors above. Additionally, due to the lack of separate w.c. the continued B1 office use is prevented from being use independently.

Proposal

A: 2010/6129/P - Change of use plus works of conversion of first floor from Office (Class B1) to create a self-contained flat (Class C3).

B: 2010/6133/L - Internal alterations in association with change of use of first floor from Office (Class B1) to create a self-contained flat (Class C3).

The main issues are: **a]** the change of use & loss of employment floorspace; **b]** provision of new residential accommodation/ the standard of residential accommodation, **c]** affect on the listed building, **d]** residential amenity and **e]** transport.

Land use policy

The change of use & loss of employment floorspace

LDF policy CS8 seeks to support Camden's industries by *inter alia*: **b]** safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers. The supporting text indicates that the projected demand for office B1 floorspace can be met at the King's Cross & Euston growth areas and therefore there is potential for change of use of older office premises to provide housing and community uses as discussed in policy DP13. It is considered that this building falls within this category.

Policy DP13 states the Council will retain land and buildings that are suitable for continued business use and resist a change to non-business unless: **a)** it can be demonstrated to the Council's satisfaction that a site is no longer suitable for its existing business use; **b)** there is evidence that the possibility of reusing or redeveloping the site for similar or alternative business use has been fully explored over a period of time. It further states that when it can be demonstrated that a site is no longer suitable for any business except B1a offices, the Council may allow a change to permanent residential or community uses except in Hatton Garden. Further guidance is contained in CPG5 which states that a change of use may be allowed in the case of older office premises since it is expected that new accommodation that will be coming on stream during the plan period will meet projected demand. In this case, it is considered that since the premises is outside the Hatton Garden area and the office is on the upper floor of a Georgian building originally built and occupied for residential purposes, the proposal to return the first floor back to its former use is acceptable.

Based on the above, it is considered that the principle of additional residential floorspace meets the criteria as per LDF policies CS8 and DP13 and is therefore acceptable.

Provision of new residential accommodation & Residential space standards

Policy DP5 states that residential development should make contributions to meeting the priorities set out in the Dwelling Size Priorities Table. The proposal is for a 1 x 1 bedroom unit which was excluded from the survey of the DSPT and in this regard would not reflect are being compliant with DP5. Notwithstanding, the policy justification states that developers should provide all size of units.

Policy DP6 states that all new homes should comply with Lifetime Homes criteria as far as possible. The applicant has submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of this conversion scheme are such that not all of the criteria can be met, but the measures proposed are considered to go as far as reasonable expected for this converted listed building.

The net floor area (NFA) of the proposed first floor flat is 38.63sqm. It comprises 2 habitable rooms, a single bedroom and kitchen / living room thus complies with CPG standards for a 1 person unit.

The sizes and the general layout of the habitable rooms are in compliance with CPG guidelines. The internal floor to ceiling height at 2.9m also complies with the CPG guidelines. The habitable rooms would have adequate day/sunlight and ventilation.

The proposal is considered to provide a satisfactory level of residential floorspace for future occupiers of the flat.

Design and appearance

No external alterations are proposed only internal works to form a bedroom, kitchen area, bathroom and the associated service works.

The front room is in its original form and contains many features of interest. This would be retained as part of the works with a free standing kitchen unit suitably located away from the chimney breast. This would cause minimal disruption to the room and is not of concern in listed building terms and is acceptable.

The rear would be converted into a bedroom and bathroom. However this space has already been variously altered including the insertion of a large lobby (approved). The lobby distorts the original proportions of the room. This allows for the required lobby and bathroom to be installed with minimal further harm caused to the buildings historic fabric. The bathroom partition would abut the chimney breast but given the harm already caused to the layout of the room by the lobby it is considered that the proposed alterations would not be so detrimental harmful to warrant a refusal in this instance.

It is considered that on balance the proposed would be satisfactory it that the works would not harm the special interest of the listed building

Neighbour amenity

The building at rear of the host building has obscure glazed windows at the first and second floor levels. It has non-residential use (office) and therefore, the proposed self-contained flat would not have any impact on neighbour amenity. With residential above and office use below it is considered that there would be no impact on amenity and the proposal is compliant with LDF DP26 and is acceptable.

Transport

A 1x bedroom self-contained flat would normally require the provision of 1 x cycle parking space. However, given the site constraints (independent occupier at the basement floor level) and lack of available space within the site, it is considered that this requirement can be waived in this particular instance.

The LDF policy DP18 states that car-free should not only be sought for housing but also for

developments in general and in particular areas of high public transport accessibility.

The proposal would be located within on-street parking control with good public transport accessibility. The application site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone. The site is within the 'Clear Zone Region'. Therefore the proposed dwelling is recommended to be car-free. The applicant has accepted the principle of the car-free housing and payment of the Council's legal fees.

Conclusion

It is considered that the change of use from B1 office use to C3 residential use would be acceptable due to the small loss of floorspace and constrained nature of the site precluding flexible B1c/B8 use. The provision of additional residential floorspace is a priority of the Plan and on balance, the new flat provides a reasonably adequate standard of amenity; therefore, the proposal is welcomed.

Recommendation: Grant Planning permission & Listed Building Consent subject to a S106 Legal Agreement for car-free housing.

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