

Delegated Report		Analysis sheet		Expiry Date:		25/01/2012	
		N/A / attached		Consultation Expiry Date:		05/01/2012	
Officer				Application Number(s)			
Rob Tulloch				(i) 2011/5028/P (ii) 2011/5118/L			
Application Address				Drawing Numbers			
242 GRAY'S INN ROAD LONDON WC1X 8JR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Retention of external stairs to front lightwell and retention of associated works to windows and doors to front lightwell of single family dwellinghouse (Class C3) (ii) Retention of external stairs to front lightwell, alterations to windows and doors to lightwell, and internal alterations at ground and basement level to single family dwellinghouse (Class C3)							
Recommendation(s):		(i) Grant Planning Permission (ii) Grant Listed Building Consent					
Application Type:		(i) Full Planning Application (ii) Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 12/12/2011 Press advert 15/12/2011 No responses received					
CAAC/Local group comments:		Bloomsbury CAAC comment that the railings should be historically accurate. Officer response: see para 4.1					
Site Description							
The application site is a terraced house and former shop listed grade II dating from the early 19th Century. It is constructed in yellow stock brick and retains a wooden shopfront with pilasters carrying entablature with inswept frieze and projecting cornice; bowed out over the former shop window (now altered), and a recessed, part glazed shop door. The house doorway is square-headed with fanlight and C20 panelled door. The front elevation has gauged brick flat arches to recessed 4-pane sashes on upper floors and a parapet. The site lies within the Bloomsbury Conservation Area.							
Relevant History							
2011/5365/L Details of fire protection method and railings, cappings and finials pursuant to condition 3(a) and 3(b) of listed building consent dated 10/06/2008 (ref: 2008/2137/L) for internal and external alterations associated with the change of use of ground and basement floors from retail use (Class A1) to residential use (Class C3) to be used in connection with the existing maisonette on the upper floors as a single family dwelling house and alterations to front of building including creation of new							

front lightwell with railings and basement windows. To be withdrawn – The details relate to the amendments carried out in conjunction with the current application, not the previously approved scheme, as such it considered that they can be dealt with as part of this application.

2008/2126/P Change of use of ground and basement floors from retail use (Class A1) to residential use (Class C3) to be used in connection with the existing maisonette on the upper floors as a single family dwellinghouse. Alterations to front of building including creation of new front lightwell with railings and new basement windows. Granted 10/06/2008

2008/2137/L Internal and external alterations associated with the change of use of ground and basement floors from retail use (Class A1) to residential use (Class C3) to be used in connection with the existing maisonette on the upper floors as a single family dwellinghouse. Alterations to front of building including creation of new front lightwell with railings and new basement windows. Granted 10/06/2008

2007/6034/P Change of use of ground and basement floors from retail use (Class A1) to residential use (Class C3) and conversion to form a self-contained maisonette plus erection of infill rear extension and creation of new front lightwell with railings and new basement windows. Refused 18/03/2008

2007/6035/L Erection of infill rear extension, internal alterations and creation of new front lightwell with railings and new basement windows. Refused 18/03/2008

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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

Assessment

1 Proposal

1.1 Planning permission and listed building consent were granted on 10/06/2008 (2008/2126/P & 2008/2137/L) for the conversion of the shop and flat above into a single family dwelling, with internal and external alterations including the uncovering of the historic lightwell. This permission has been implemented, the building has been converted to a residential use and the lightwell opened up. The building is currently occupied. However the works have not been implemented in accordance with the approved plans. The proposal seeks to regularise the unauthorised works.

1.2 Thus this proposal is for the retention of the front lightwell stairs, alterations to the fenestration of the basement elevation to the lightwell and internal alterations including subdivision of the basement and ground floors. The applicant has also been asked to include details of fire protection and railings pursuant to condition 3 the previous listed building consent (2008/2137/L) during the course of the application.

1.3 The main issues are:

- Impact on the listed building and conservation area
- Amenity

- Outstanding details
- Enforcement

2 Listed building and conservation area assessment

- 2.1 Permission was granted for the opening up of the lightwell with stairs to be located to the south side. The stairs have been installed to the north, with the gate now adjacent to the side entrance. The permitted scheme also featured one sash window and one door to the basement elevation, the implemented scheme has two pairs of timber framed doors. The original house is only one room deep, at basement level the room has been subdivided into two rooms and a toilet included next to the staircase. At ground floor level a small partitioned kitchen and toilet/shower have been inserted to the rear.
- 2.2 The external works and works to the lower ground floor would not harm the special interest of the building or the appearance of the conservation area. The kitchen partition is reversible and causes little impact to the proportions and quality of the space in this instance. As such the implemented scheme is not considered to harm the special interest of the building or the character and appearance of the conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The proposals are not considered to have an adverse effect on the residential amenity of existing or adjoining occupiers. As such the proposal is considered to comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Outstanding details

- 4.1 The previous listed building consent required details of the railings and fire protection to be submitted for approval. This information has been submitted (ref: 2011/5365/L) but relates to the amended scheme, as such the applicant has been asked to withdraw the approval of details application.
- 4.1 It is recommended the details be approved as part of this application, negating the need for further conditions. The finials atop the railings are undersized but do not look unduly out of place because the design sufficiently matches the age and style of the building. Given they have already been installed it is not considered that there is merit in seeking revisions. The fire protection details are considered to be acceptable. An informative will be added to the listed building consent denoting that the details included in this submission means that details in respect of condition 3 of 2008/2137/L are no longer required to be submitted. If the applicant wishes to formalise this an application for the removal of this condition should be submitted.

5 Enforcement

- 5.1 The applicants contest that the subdivision of the basement, and the addition of an extra kitchen at ground floor level, is for visiting members of the family. During a site visit it was observed that the ground floor and basement rooms were lockable and each had their own bed, and it was evident that they were occupied. The kitchen on the ground floor had a sign asking people to keep the kitchen tidy. This suggests that these rooms may be being let separately. Such a change of use may require an application for planning permission or could fall within the C4 Use Class. The Council's Planning Enforcement team have been notified in order to investigate the matter further. An informative denoting this is to be added to the decision notice of the planning permission.

6 Recommendation: Grant Planning Permission and Grant Listed Building Consent

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