

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	09/12/2011
		N/A / attached	<b>Consultation Expiry Date:</b>	24/11/11
<b>Officer</b>		<b>Application Number(s)</b>		
Angela Ryan		(1) 2011/5136/P (2) 2011/5056/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
59 BIRKENHEAD STREET LONDON WC1H 8BB		Refer to decision notices		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>(1) Change of use of the basement from ancillary church offices (Class D1) to residential (Class C3) in association with the use of the basement, ground, first, second and third floors a 1x4 bed dwelling (Class C3)</p> <p>(2) Retrospective consent for the removal of a redundant entrance between the building and neighbouring church at second floor level in association with the change of use of the basement from ancillary church offices (Class D1) to residential (Class C3) in association with the use of the basement, ground, first, second and third floors a 1x4 bed dwelling (Class C3)</p>				
<b>Recommendation(s):</b>		(1) Grant Planning Permission (2) Grant Listed Building Consent		
<b>Application Type:</b>		(1) Full Planning Permission (2) Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>54</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	A site notice was displayed from 28/10/11 to 18/11/11 and a public notice displayed in the local press from 03/11/11 (expiring in 24/11/11) for both the planning and listed building consent applications. No comments/objections have been received in response to the consultation process.					
<b>CAAC/Local groups* comments:</b> *Please Specify	<u><b>King's Cross CAAC:</b></u> No comments received to date.					

## Site Description

The site comprises a 3 storey and basement (with roof extension) terraced building, and was built c1827-32 by W Forrester Bray. The site is currently vacant from ground to third floor levels and was previously used as a manse for the minister of the adjoining church. The existing office in the basement is currently being occupied by a charity that has links with the church of which the site forms a part. The site adjoins a church due south and hotel due north and the wider area is predominantly residential and commercial in character.

The site is grade II listed and lies within the King's Cross and St Pancras Conservation Area. It is considered to make a positive contribution to the character and appearance of the conservation area.

## Relevant History

1968- Permission granted for the erection of an additional storey at the Kings Green Methodist Mission and Training Centre, 58/59 Birkenhead Street, and 5 Crestfield Street, Camden, and its use for accommodation ancillary to a hostel for German Methodist Students. (Ref: CTP/L14/9/A/4693)

1969- Permission granted for the addition of an extra storey and elevational alterations to Nos. 58/59 Birkenhead Street and 5 Crestfield Street, Camden. (Ref: CTP/L14/9/A/7260)

1972- Permission granted for the formation of 2 means of access to the highway at 58/59 Birkenhead Street, WC1 (Ref: CTP/L14/9/A/12987)

1979- Permission granted for the change of use of the first and second floors of the Kings Cross and German Methodist Church from hostel and training centre to a hostel for full-time students.(Ref:27716)

## Relevant policies

### LDF Core Strategy and Development Policies:

#### Core policies

**CS5** – (Managing the impact of growth and development)

**CS10**- (Supporting community facilities and services)

**CS9**- (Achieving a successful Central London Borough of Camden)

**CS11** – (Promoting sustainable and efficient travel)

**CS14** – (Promoting high quality places and conserving our heritage)

#### Development Policies

**DP15**- (Community and leisure uses)

**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)

**Camden Planning Guidance 2011**

**King's Cross and St Pancras Conservation Area Statement 2003**

## Assessment

### Proposal:

The applicant proposes to change the use of an office into residential accommodation in connection with use of the upper floors (ground, first, second & third floors) as residential accommodation. The proposal also involves retrospective listed building consent for the removal of a link between the application site and the adjoining church building that was located at second floor level.

The office use at basement level is connected to and is ancillary to the main use of the neighbouring wider building for a church, and is currently used by a non-profit organisation that has connections with the church, and their lease expired at the end of November 2011. The existing office cannot be used independently of the church as it is linked to the existing upper floors via the existing internal staircase. It was also previously linked to the church by virtue of a link at second floor level. The link has since been sealed off, which was done without the benefit of listed building consent and this is what forms the basis of the current retrospective listed building consent application.

The basement will now accommodate a kitchen and dining room which is in association with the change of use to allow the entire building to be used as a single family dwelling house comprising 4 bedrooms which is considered to be of medium priority as defined in the Council's dwelling size priority table. The unit will measure 235m<sup>2</sup>, with light and ventilation provided to the proposed dining area via an existing window located at basement level on the front elevation all of which complies with the Council's residential development standards.

Based on the planning history it is acknowledged that there is no formal record of the upper floors being used for residential use. However, Council tax records indicate that there is a residential entry for the site and the Council's property records note the 'vicarage' use of the building. On the balance of probability it is therefore considered that the upper floors can be classed as C3 residential, so the lawful use of the basement is considered to be ancillary accommodation to the adjacent church and hence a class D1 use.

The key issues for consideration are:-

- The loss of employment floorspace
- The impact of the development on the character and appearance of the host building (listed building considerations) and character and appearance of the conservation area
- The impact of the development on amenity; and
- Transportation and other matters

### Loss of ancillary Class D1:

Given that the lawful use of the basement is considered to be ancillary Class D1, the proposals are considered in line with core policy CS10 and development policy DP15 which support the provision of community facilities and services in the borough and seek to safeguard community uses within the borough respectively. The Council would normally resist the loss of community facilities. The applicant has indicated that the office is now surplus to the church's requirement and policy DP15 stipulates that if the facility is no longer required then the Council would consider an alternative use, the preferred use being for affordable housing. In this instance the proposal would not contribute to the supply of affordable housing, however given that it is in a building where it has been established that the main use is for residential purposes the change of use of the basement to residential is considered to be appropriate. As the main church building is to be retained the normal requirement for marketing evidence to be provided is not considered to be essential as in essence there would be no loss of a community facility and as such the development is considered to be acceptable and in compliance with policies CS10 and DP15.

**Design:**

No external works are proposed. The only proposed internal works are to reopen the basement stairs in order to link it up with the ground floor. An unenthused partition has been erected in the rear room at basement level however, the applicant indicated that this would be removed prior to the current users vacating the premises. A lateral door located at second floor level that linked the property with the church was previously sealed off without the benefit of listed building consent; however, the Council raises no objection to this element of the proposal as it is not a significant intervention and has not resulted in damaging any of the historic fabric. The existing accesses located at ground and basement levels into the building will be retained. Given the minor nature of the works proposed/carried out it is considered that the proposal would not result in adversely affecting the architectural/historic interest of the host building or the character and appearance of the conservation area.

**Amenity:**

The site lies in an area where the predominant land use is for residential and commercial purposes. It is not envisaged that the expansion of the residential use to all floors would adversely affect residential amenity by way of noise creation. As no external works are proposed, the Council raises no objections in terms of the loss of light, privacy, and overlooking. Moreover the residential amenity of future occupiers is considered to be appropriate as occupiers will benefit from a high standard of accommodation.

**Transportation and other matters:**

The site lies within a controlled parking zone. There will be no increase in the number of residential units proposed at the application site and it is envisaged that the development would not result in an increase in vehicular usage. The site is located in an area that has a good PTAL rating (6B) and has good access to the public transport network e.g., King's Cross and St Pancras Stations and the local bus network. Therefore it is considered that the use would not interfere with the free flow of traffic or parking congestion. In addition dedicated on site cycling storage facilities are not considered to be necessary in this instance, partly owing to the listed nature of the building. Likewise waste storage facilities are considered adequate at present.

**Recommendation: Approve****Disclaimer**

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