

Delegated Report	Analysis sheet	Expiry Date:	11/10/2011
	N/A / attached	Consultation Expiry Date:	14/09/2011

Officer			Application Number(s)
Amanda Peck			2011/4095/P
Application Address			Drawing Numbers
154 Southampton Row London WC1B 5JX			Refer to draft decision notice
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Retention of alterations to the rear elevation in association with the conversion of student bedrooms to classrooms at 3rd, part 4th and 5th floor levels to existing education use.

Recommendation(s):	Grant planning permission
Application Type:	Full Planning Permission
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed between 24 August and 14 September and no comments were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	No comments have been received.					

Site Description

The site is within the Central London Area and specifically is within the Holborn Growth Area. It is within the Bloomsbury Conservation Area and is identified as being a positive contributor.

- Relevant History**
- PS9705260 - Installation of an external fire escape staircase. Granted 23 1 98
 - PS9604333 - Change of use, alteration and conversion to a residential college with study bedrooms on upper floors and educational use at lower levels. Granted 7 March 1997.
 - P9602556R1 - Change of use and conversion of the building to form 23 flats on the upper floors and 2 commercial (B1) units on ground and basement floors, including demolition and rebuilding of the rear outbuildings and further minor external alterations. Granted 7 March 1997.
 - 9500723 - Renewal of planning permission for change of use from education to offices approved at appeal. Granted 20 July 1995.
 - 9100960 - The demolition of the east rear wing mansards at third and fourth floor levels and their rebuilding in amended form and with the addition of a conservatory structure at fifth floor level. Granted 31 October 1991

- 8900447 and 8900446 - Change of use from educational use (D1) to offices use (B1a). Refused 26 April 1990 due to loss of education floorspace and increase in office floorspace. Application approved at appeal 30 May 1990.

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS2 – Growth Areas

CS5 – Managing the impact of growth and development

CS9 – Achieving a successful Central London

CS10 – Supporting community facilities and services

CS14 – Promoting high quality places and conserving our heritage

DP2 – Making full use of Camden's capacity for housing

DP9 – Student housing, bedsits and other housing with shared facilities

DP15 – Community and leisure uses

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal

The proposal is for the retention of the following works to the rear of the building:

- Replacement of a door with a window at third floor where the rear elevation meets the main building;
- Opening up of a window to the rear elevation;
- Installation of a velux window to the rear roofslope; and
- Two new windows at 3rd and 4th floor levels to the rear elevation of the rear extension.

Internal works are also proposed at the third floor, part of the fourth floor and the fifth floor to convert these rooms from student bedrooms to teaching accommodation (the works at the third floor have already taken place).

Assessment

Design

The works are all located to the rear of the building, are all relatively minor and are only visible from the rear windows of properties which abut the site at the rear. They will have a minimal impact on the appearance of the building and are considered appropriate in the conservation area.

Conversion

At the time that the building gained planning permission in 1997 for the current use there were 48 student bedspaces accommodated in a range of single and twin rooms at 3rd, 4th, 5th and 6th floors totalling 1283sqm, with 1996sqm of teaching accommodation, ancillary offices and ancillary facilities such as the canteen at basement, ground, 1st and 2nd floors. Internal alterations have occurred since then with the some twin rooms being changed to single rooms and some of the bedrooms on the 4th floor and all of the 3rd floor bedrooms being converted to teaching accommodation. It is debatable whether these works and the works currently proposed to the rest of the 4th floor and 5th floor actually require planning permission because they are all part of the same planning unit, with no material change of use taking place; Given the size of the property and the number of students that can be accommodated in the teaching rooms (approximately 550 people) it is considered that the student bedspaces have always been ancillary to the main use of the property as an education establishment.

Policy DP2 recognises that in some cases residential accommodation is ancillary to another use and alterations between the proportion of floorspace in the main use and the ancillary use will generally be outside planning control. Notwithstanding this, Policy DP9 (which relates to student housing, bedsits and other housing with shared facilities) would not oppose the loss of accommodation if a) replacement accommodation is provided in a location accessible to the higher education institution

that it served, or b) the accommodation is not longer required and it can be demonstrated that there is no local demand for student accommodation to serve another higher education institution. In this regard, the applicant has confirmed that space has been reserved in an alternative existing student halls of residence at Somerset Court (Aldenharn Street) for the approximately 12 students to be displaced by the proposal (although the plans show 20 beds at 4th and 5th floor levels); and with regard to point b) given the fact that the student bedrooms are accessed via the teaching floorspace at the lower floors and do not have a separate entrance it is not considered that these bedrooms could be used by another higher education institution.

Policy CS10 states that the Council will support higher education sector in Camden (b) and support the retention and enhancement of existing community, leisure and cultural facilities (f). The proposed conversion works will improve the layout within the college and allow the college to provide better facilities in line with policy CS10.

Recommendation

In light of the mixed use of the building and the ancillary nature of the student bedspaces the proposed conversion works are considered acceptable as are the physical works to the rear elevation. It is therefore recommended that the application is approved.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444