

Delegated Report		Analysis sheet		Expiry Date:		29/10/2010	
		N/A / attached		Consultation Expiry Date:		06/10/2010	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/4163/P			
Application Address				Drawing Numbers			
7 Warren Mews London W1T 6AS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
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).							
Recommendation:		Grant Planning Permission subject to S.106 Agreement					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 08/09/2010 to 29/09/2010. No response from the adjoining occupiers received.					
CAAC comments:		Bloomsbury CAAC confirmed that they do not want to comment on the application.					
Site Description							
The application is a typical 3-storey mews building on the east side of Warren Mews in the Bloomsbury Conservation Area. The building is in an office use (Class B1). The rear of the site joins the rear of Southbank International School on Conway Street.							
Relevant History							
<u>Planning application for a larger scheme of which the application site forms a part:</u> 2006/0308/P – Planning permission (subject to s106) was granted on 12/05/2006 for the change of use of nos. 1-5, 7 & 10 Fitzroy Mews and 8 & 9 Warren Mews 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. This planning permission was not implemented and expired on 12/05/2009.							
<u>Neighbouring sites:</u> 4 Warren Mews – Planning permission (subject to s106) was granted on 30/04/2008 for the 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. 8-9 Warren Street – Planning permission (subject to s106) was granted on 17/11/2009 for the 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) (ref: 2009/1736/P).

11 Warren Mews - Permission was granted on 20/04/2010 for the 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) (ref: 2010/1126/P).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

- CS6 – Providing quality homes
- CS5 - Managing the impact of growth and development
- CS8 - Promoting a successful and inclusive Camden economy
- CS9 – Achieving a successful London
- CS11 - Promoting sustainable and efficient travel
- CS14 - Promoting high quality places and conserving our heritage

Development Policies

- DP2 - Making full use of Camden's capacity for housing
- DP6 - Lifetime homes and wheelchair homes
- DP13 - Employment sites and premises
- DP17 – Walking, cycling and public transport
- DP19 - Managing the impact of parking
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal

It is proposed to change of use the existing 3-storey office building (Class B1) to a 4-bedroom single family dwelling with associated alterations including bin store at front ground floor (Class C3).

Land Use

LDF policies CS8 and DP13 have a broad presumption against the loss of employment floor space where there is potential for that use to continue. It should be acknowledged that these policies are specifically aimed towards larger premises, which have to ability to be used flexibly within the B1c/B8 use class.

Paragraph 13.3 of policy DP13 lists what criteria should be taken into consideration when considering potential for the business use to continue. Additionally policy DP13 states that when it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential or community use.

The proposed development would result in a loss of small office space (133sqm) laid out over three floors. The building is not located on, in or adjacent to an Industrial Area, lacks adequate on-site vehicle space for servicing and does not benefit from design features that would allow a flexible use (for example high floor-to-ceiling heights, goods lifts, delivery bays etc).

Given the size, location and lack of flexible design features of the application building, the ability for it to continue to be used for a business use is limited, and the proposed permanent residential use is considered to be acceptable in principle.

Living Standards and Lifetime Homes

The proposed house would be spacious and well lit in accordance with the Council's residential standards.

LDF Policy DP6 expects all housing developments to meet lifetime homes standards. Given that this is a

conversion of an existing building, it would be unreasonable to expect the proposed house to fully comply with all Lifetime Homes Standards.

The existing stepped access arrangement would be retained but the front door would be wide enough for wheelchair users. The main entrance would be lit. The proposed ground floor WC would be suitable for wheelchair users. It is considered the applicant has given adequate consideration to Lifetime Homes Standards and the proposal complies with the aims of policy DP6.

Design and Appearance

The only external alterations would be the provision of a timber bin store enclosure beneath the recessed windows on the front elevation. The appearance and detailing of the timber enclosure would relate to the existing timber panel beneath the windows and would be in keeping with the general pattern of development in the area.

Amenity

The proposal would not be likely to raise any material amenity issues in terms of loss of daylight, overlooking and noise nuisance and complies with the aims of LDF policies CS5 and DP26.

Transport and parking

The proposal would result in extra demand on on-street parking and the site is considered to be suitable for car free housing, as it is highly accessible by public transport.

No cycle storage/parking space for the proposed house is proposed in accordance with the Council's standards (1 storage or parking per unit), and there is not external space where this could be achieved. However, given the size of the proposed house, it is considered that it would be possible for future occupiers to store bicycles inside the house.

Refuse/recycle storage and management

Whilst the Council's Street Environment Services considered the proposed bin store to be insufficient for residual waste containers, they stated that it would be possible for on-street bag collection to be done from front of the building. As with the cycle storage, there is very little opportunity for external provision of refuse storage. An informative for refuse storage and collection in accordance with the Council's standards is in the decision notice.

Other

The lack of any external curtilage and the conservation location means that it is not necessary to remove permitted development rights.

Recommendation: The proposal would provide an additional unit of residential accommodation unit without compromising the character and appearance of the conservation area, amenities of the neighbouring residents and the existing transport conditions; therefore planning permission should be granted.

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