

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	14/03/2011
		N/A / attached	Consultation Expiry Date:	08/03/2011
Officer			Application Number(s)	
Max Smith			2011/0017/P and 2011/0018/L	
Application Address			Drawing Numbers	
67 Marchmont Street London WC1N 1AP			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
<ol style="list-style-type: none"> 1. Additions and alterations to door openings at rear basement level, in association with the reconfiguration of basement, first and second floor of existing House in Multiple Occupation. 2. Internal and external alterations including, the removal and addition of partition walls in association with the reconfiguration of basement, first and second floor and alterations to rear door openings at basement level of existing House in Multiple Occupation. 				
Recommendation(s):		Grant planning permission and listed building consent		
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:	Neighbours were consulted by letter, a site notice placed on 21/01/2011 and a press notice advertised on 02/02/2011. No responses received.					
CAAC/Local groups comments:	<p>The Marchmont Street Association make the following observations:</p> <ol style="list-style-type: none"> 1. The applicant incorrectly claims that the proposed internal alterations to 67 Marchmont Street do not require listed building consent. 2. The Council should use its powers to bring about the restoration of all 'lost' external historical architectural features and other harmful additions to this building, including the inappropriate ground floor railings and the wooden flooring installed over the light well to create a forecourt for the shop (encouraging vermin). The historic shop front has also been altered by the permanent addition of shelving in front of the shop window. 3. The shop sign remains an 'abomination' to the character of the Conservation Area. 4. Access to the proposed residential area to should be via the basement light well, as with all similar properties along the street. 5. We also have concerns that residents' security and privacy will be placed at risk by the proposal to allow the shop staff to access the new staff toilet in the basement via the residential street door. 6. The proposed reduction in the number of bedsits from 12 to 8 is welcomed, though the unauthorised continuation of this building as an HMO is opposed. The sustainability of the street community is already blighted by an imbalance of such temporary accommodation. Any consent should be conditioned to limit the maximum residential occupation to 8. <p>No response has been received from the Bloomsbury CAAC.</p>					
Site Description						
<p>No 67 Marchmont Street is part of the terrace nos. 39-73 on the west side of Marchmont Street, built in 1801-6, listed Grade II and within the Bloomsbury Conservation Area.</p> <p>The property is used as a shop at ground floor level front, and as a HMO at part basement, ground, first, second and third floors.</p>						
Relevant History						
No relevant history.						
Relevant policies						
LDF Core Strategy and Development Policies						
<p>CS6 Providing quality homes CS14 Promoting high quality places and conserving our heritage.</p> <p>DP6 Lifetime homes and wheelchair homes DP9 Student housing, bedsits and other housing with shared facilities DP24 High quality design; DP25 Conserving Camden's heritage DP26 Managing the impact of development on occupiers and neighbours</p>						
Camden Planning Guidance						

Bloomsbury Conservation Area Statement

Assessment

Proposal

The proposed works are to retain the shop area at ground floor level and to carry out alterations to provide a total of 8 bedrooms (at basement, first, second and third floor) each with a shower/WC, 2 no kitchens in the back extensions and a plant room and bathroom in the basement. Two windows from the rear of the basement are shown as being replaced by a door and window combination.

Main issues: The impact on the listed building and the quality of the proposed accommodation.

Impact on listed building and conservation area

The interior of the building has lost all original features except the staircase. The original line of the spine wall is retained although door openings have been changed.

The proposed rearrangement of partitions will retain the line of the original spine wall on the first, second and third floors, and restore the original door locations to the front and rear rooms. The front room will be further divided to provide 2 no showers. No original features will be lost in these proposals but the original floor plan will not be restored. Given that the original floor plan has been altered by the current arrangement of partitions it is difficult to argue that the proposals should be refused. The listed building would be best served by a scheme which restores the front and rear rooms to their original proportions and keeps kitchens and bathrooms in the rear extensions. However given the existing room arrangements it is not considered that this could be insisted upon.

The minor alterations to openings on the rear elevation do not raise any significant concerns regarding the impact on the character of the conservation area.

The proposals are therefore acceptable subject to condition securing details of the new openings to the rear.

Standard of accommodation

The applications have been brought forward due to concerns regarding the failure of the existing accommodation to comply with the Council's HMO standards. The revised layout would meet the necessary standards, and this has been confirmed by an environmental health officer from the Council's Private Sector Housing Team.

Whilst there would be a reduction in the number of bedsitting rooms, there would not be a reduction in the amount of floorspace in HMO use and the units would remain non self-contained. The scheme therefore complies with policy DP9 of the LDF.

Whilst there is limited planning history for the site, there is no evidence to suggest that the existing HMO use is unlawful.

Other issues:

With regard to the comments of the Marchmont Street Association, it is considered that the doorway between the shop and the basement does not present a security risk, as this door could be locked. The unauthorised alterations to the railings, front lightwell and shopfront are not part of this application and are the subject of separate enforcement proceedings.

Recommendation: Grant planning permission

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