

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>01/02/2011</b>
	N/A	<b>Consultation Expiry Date:</b>	02/02/2011

<b>Officer</b>	<b>Application Number(s)</b>
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Jennifer Walsh	2010/6433/P
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<b>Application Address</b>	<b>Drawing Numbers</b>
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91 - 93 Marchmont Street London WC1N 1AL	Please refer to draft decision notice
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<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
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<b>Proposals</b>
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Change of use from ancillary accommodation to public house (Class A4) on 1st, 2 <sup>nd</sup> and 3rd floors and erection of mansard roof extension at second floor level to create 3 x 2 bedroom self contained maisonettes (Class C3), plus associated alterations to include new rooflights, windows to rear elevation, new residential entrance at ground floor level, raising of existing parapets on rear extension and erection of privacy screens to create a communal roof terrace at rear second floor level and extended rear parapet wall above passageway.
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<b>Recommendations:</b>	<b>Grant Planning Permission subject to Section 106 Legal Agreement</b>
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<b>Application Type:</b>	<b>Full Planning Permission</b>
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<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
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<b>Informatives:</b>	
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## Consultations

<b>Adjoining Occupiers:</b>	No. notified <b>36</b>	No. of responses <b>04</b>	No. of objections <b>04</b>	No. Electronic <b>00</b>	
<b>Summary of consultation responses:</b>	<p><b>Flat 1 87 Marchmont Street objects to the proposal on the following grounds:</b></p> <ul style="list-style-type: none"> <li>- The extract fan/vent from the ground floor pub kitchen is noisy and creates a great deal of smells. A new extract duct should be replaces at the top of the building.</li> <li>- The pub uses the alleyway as a garden and is very noisy. If this could be restricted even in the terms of hours, that would be appreciated.</li> <li>- The bottle bank makes a huge amount of noise when it is emptied.</li> <li>- There have been issues with noise penetration through the party wall at 1<sup>st</sup> Floor level, proper sound insulation would be great.</li> </ul> <p><i>Officer comment- These issues are not material planning considerations. The concerns have been raised with the agent of the application.</i></p> <p><b>87 Marchmont St objects-</b></p> <ul style="list-style-type: none"> <li>- higher usage of upper floors will lead to noise problems and thus needs upgrading of party walls.</li> <li>- Property in conservation area;</li> <li>- existing problems of refuse disposal need addressing;</li> <li>- existing condenser fans are unsightly and noisy;</li> <li>- waste management is problem and needs addressing;</li> <li>- existing unauthorised bedsheet awning needs to be removed;</li> <li>- side access road is blocked and needs cleaning up.</li> </ul> <p><i>Officer comment- see above response</i></p> <p><b>Occupiers of the application site objects to the proposals on the following grounds:</b></p> <ul style="list-style-type: none"> <li>- The proposed application would reduce the size of the pub as the proposal would move the present entrance from Crescent Mews to the front of the building at ground floor level, making the trading area of the pub smaller.</li> <li>- The proposed work that would need to take place would mean the business would not be able to operate</li> <li>- The extension to the rear of the building would cause issues regarding right of light.</li> </ul> <p><i>Officer comment- Please refer to paras 2.2 and 5.0</i></p> <p><b>Flat b, 96 Marchmont Street objects to the proposals on the following grounds:</b></p> <ul style="list-style-type: none"> <li>- Loss of sunlight, changing the façade in a conservation area and noise pollution.</li> <li>- Their house is directly opposite the application site and they are concerned that they will lose sunlight.</li> <li>- The proposed façade is detrimental to the appearance of the street in their view.</li> <li>- The street is already overcrowded, evidenced by noise pollution and having a new large terrace is likely to add greater noise pollution.</li> </ul> <p><i>Officer comment- - Please refer to paras 4.1,2 and 5.2</i></p>				
<b>CAAC/Local groups comments:</b>	<p><b>Bloomsbury CAAC object to the plans on the following grounds:</b></p> <ul style="list-style-type: none"> <li>- As viewed from Marchmont Street and the end of Leigh Street, it is important that the existing two storey block, connecting the flank wall of the end of Cartwright Gardens to the main block of the Russell pub, should remain the height it is. Any visible addition damages the setting of Cartwright Gardens, an extremely important crescent.</li> <li>-They are also worried about noise and overlooking from the roof terrace.</li> </ul> <p><i>Officer comment- Please refer to paras 4.1,2</i></p>				

## Site Description

The application site is occupied by a large three storey building and a smaller two storey building on the west of Marchmont Street close to the junction with Cartwright Gardens. There is an undercroft passageway providing side access to the rear of the building underneath the taller element of the scheme. The building is not a listed building, but it is located within the Bloomsbury Conservation Area. The building is noted as being a positive contributor in the Draft Conservation Area Appraisal.

The ground floor unit is a public house, with ancillary staff accommodation being located on the upper floors.

## Relevant History

None relevant

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)  
CS5 (Managing the impact of growth and development)  
CS6 (Providing quality homes)  
CS8 (Promoting a successful and inclusive Camden economy)  
CS10 (Supporting community facilities and services)  
CS11 (Promoting sustainable and efficient travel)  
CS14 (Promoting high quality places and conserving our heritage)  
CS18 (waste and recycling)  
CS19 (Delivering and monitoring the Core Strategy)  
DP2 (Making full use of Camden's capacity for housing)  
DP6 (Lifetime homes and wheelchair homes)  
DP15 (community uses)  
DP17 (Walking, cycling and public transport)  
DP18 (Parking standards and the availability of car parking)  
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 Draft Conservation Area Character Appraisal 2007

## Assessment

### 1.0 Proposal

1.1 This application seeks permission for the erection of a mansard roof with front dormers and rear rooflights to the existing two storey element of the building and a change of use from existing ancillary accommodation (Class A4) to 3 x 2 bedroom units (Class C3) at first, second and third level above the existing public house and the creation of a separate residential access to the proposed units at ground floor level. It also includes alterations to the existing building which consist of the addition of two windows to the rear elevation above the passageway of the existing undercroft element, increasing the height of the parapet to the existing mansard roof on this element of the scheme, and raising the height of the parapet walls surrounding the rear flat roof in order to create communal roof terrace.

### 2.0 Principle of change of use

2.1 The Council has previously expressed concern with the loss of a number of A4 uses across Camden, particularly those that serve a community function in terms of providing rooms or acting as meeting places for community groups. This concern is now reflected in new policies in the LDF (CS10 and DP15). Specifically, DP15 paragraph 15.7 states that the Council will resist the loss of local pubs that provide facilities used by the community unless it can be demonstrated that alternative provision can be made elsewhere or that the premises are no longer economically viable.

2.2 However, in this instance it is clear that the A4 space concerned is ancillary to the main pub use at ground floor level. The accommodation to the upper floors contains former landlord and bar staff accommodation, which was a form of residential use, albeit an ancillary use to the main A4 planning unit. The pub at ground floor level will continue to operate, and there is no indication that it cannot continue to do so with residential accommodation to the upper floors. On this basis DP15 does not apply in this instance. Policy CS6 relates to a wide range of housing, including permanent self-contained housing. The general approach outlined in CS6 aims to make full use of Camden's capacity for housing. As a form of housing that is considered to contribute to the general supply of housing in the borough, these proposals broadly accord with the aims of CS6. The change of use to self contained residential units is therefore considered acceptable in this location.

### 3.0 Standard of accommodation

3.1 All three units are 2 bedroom units. Flat 1 is 67.46sqm, Flat 2 is 73.86sqm and Flat 3 is 71.13sqm. Therefore, they are in line with the standards for residential units outlined in Camden Planning Guidance (2006). Both of the bedrooms within each unit meet the Council's expectation of 11m<sup>2</sup> for a first or double bedroom.

3.2 The proposed rooms will all receive adequate natural light and ventilation, and the rooms are stacked in line with the second floor unit to minimise noise transmission (with living space below existing living space, bedrooms below existing bedrooms and the bedrooms located to the rear of the property where possible). The proposals are therefore considered to be in line with Camden Planning Guidance.

### 4.0 Design

The proposal also includes the following external alterations:

- Erection of a mansard roof extension at second floor level, to the existing two storey element of the building;
- Alterations to the front elevation of the existing public house, to incorporate an entrance to the proposed residential units;
- Alterations to the existing roof terrace to the rear of the property.
- Alterations to an existing window to the side elevation and two additional windows to the rear elevation of the host property.
- Alterations to the existing mansard roof to the rear of the existing three storey building;

4.1 Although the Lord John Russell pub spans across the two properties at ground floor level, the two buildings are architecturally divided at the upper levels. The building to the south of the site is a large three storey property which is a similar height to the rest of the terrace, while the northern element drops in height and is only two storeys acting as transition block with the flanking large three storey property which faces Cartwright Gardens. Whilst the buildings are an important element to the streetscene, it is considered that there is scope for development within the 'gap' between the two buildings which is considered to create an important architectural context within the streetscene. The proposal includes the installation of a traditional mansard roof extension to sit behind the existing parapet wall to the front elevation. The proposed mansard, to be covered in slate, is to sit at a 30° angle with three timber framed traditional windows with lead cheeks. The mansard is proposed to have a flat roof leading to a flat rear extended parapet wall. The existing rear parapet wall is to be extended upwards with the additional height of 3.6m to incorporate the staircase to the rear of the building. Two rooflights are proposed to be inserted into the flat roof of the proposed mansard roof.

4.2 To the front of the property the mansard is proposed to sit behind the existing parapet wall and as such, the additional bulk is reduced. Individual sets of dormer windows, each with casement windows are proposed to sit within the roof slope on this elevation. The proposed dormers are appropriately scaled and are positioned in line with the windows of the front and rear elevation. The proposed mansard is considered to be of an appropriate design, scale and materials and would be subordinate to the host building and maintain the visual gap provided by this transition block, especially as it would be minimally visible from the streetscene behind the front parapet due to its design and setback behind existing railings. It is considered to comply with guidance in terms of being architecturally sympathetic to the building. To the rear of the property the slope of the mansard joins the eaves of the rear elevation. The proposed extension does not take a traditional mansard form to this elevation, but given the surrounding context and limited visibility to the rear, the proposals are considered to be acceptable.

4.3 To the front of the site, at ground floor level, alterations are proposed to create a new separate residential access to the proposed units. To the right of the front elevation it is proposed to insert a set of timber double doors to match the existing fenestration details of the front elevation. They will open up into a lobby where stairs will provide access to the residential flats and where the rear residential waste storage is proposed to be located. Whilst such alterations lead to a minor reduction in Class A4 floorspace, it is considered that the public house will still be able to be a viable function as internal alterations means that the basement would be further utilised and the bar remains an adequate size. As the timber entrance doors are to match the two single doors on the same elevation, no objection is raised to their design.

4.4 To the rear of the site, it is proposed to increase the height of the existing parapet which surrounds the existing roof terrace. Privacy screening is also proposed to bring the height of the surround to 1.7m to the west and south west elevation. The north elevation faces the undercroft passage and faces the rear elevations of existing properties along Marchmont Street. There is a gap of 4m from the side elevation to the neighbouring property to the south of the application site. It is considered that the increased height of the parapet would not be read as a dominant factor and will be read as a continuation of the existing elevation on all three sides of the roof terrace.

4.5 To the side elevation (north) there are a number of windows which face the undercroft passage. It is proposed to move one window upwards by approx 0.7m to sit inline with the other windows on this elevation. To the existing rear elevation which faces the undercroft and rear of the site, there are two window openings which are set back, but have been infilled in the past. It is proposed to insert two windows into the existing opening at first and second floor level. It is not considered that the proposed alterations to the windows included within this application would have a detrimental impact on the host property, nor the wider area and are therefore considered acceptable in design terms.

4.6 On this elevation there is an existing mansard roof which sits behind a parapet wall. It is proposed to extend this parapet wall up by 1m to ensure the internal height is sufficient. It would result in the corner of the existing parapet wall being 'squared off'. Such a proposal is minimal in scope and would not project further forward than the existing building line, it is not considered to harm the overall character of the existing building. It is therefore considered that the proposed alterations are considered acceptable in this location.

4.7 It is therefore considered that the alterations and extensions would be sympathetic to the host property and would not be read as a dominant addition to the existing streetscene, and is acceptable in design terms in this instance as well as not harming the character and appearance of the conservation area.

## 5.0 Amenity

5.1 The proposals involve an additional height of 3.6m of the rear parapet wall of the 2 storey element to accommodate the proposed mansard. The neighbouring property which faces Cartwright Gardens has three windows located close to the boundary with the application site. These rooms are hotel rooms. Due to the orientation of the site, these windows would still receive adequate amounts of sunlight as well as a reasonable amount of daylight from one side. Although the extension to the room will be located close to the existing windows and result in loss of outlook, this is considered reasonable for hotel rooms used on a temporary basis. Therefore, the proposals are considered acceptable in this location and it is not considered that the proposal would result in a serious loss of amenity to neighbouring habitable rooms.

5.2 An objection has been raised as to the loss of sunlight which will be felt on the property to the other side of the road to the application site. It is considered that, as the proposed mansard is to be situated approximately 1.4m above the existing parapet wall, and as the building on the opposite side of the road is located 11m away, the proposal would not have any detrimental impact on the opposite property in terms of loss of light.

5.3 As there is an existing roof terrace, albeit accessed via a bathroom for staff, overlooking from this element will not be further increased over that of the existing situation. However as the communal terrace for the new flats is likely to be used more intensively than the current flat roof, there will be a privacy screen to a height of 1.7m erected on the roof terrace facing the rear of Marchmont St which will prevent any views in line with Camden's Planning Guidance.

## **6.0 Transport issues**

6.1 Camden's Parking Standards for cycles state that 1 storage or parking space is required per residential unit. The proposal is for 3 residential units (3 x 2 bed); therefore 3 cycle storage/parking space is required. The applicant has illustrated that the cycle parking will be located on the external roof terrace. Whilst this is not the ideal situation, it is also considered that a cycle can easily be stored within the units if required, and Camden's parking standards for cycles has therefore been met in this situation.

6.2 The site falls within an area which is currently experiencing parking stress. Therefore not making the development car-free would increase the demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. Therefore, given the limited nature of parking availability within the area, in order to be acceptable in transport terms, this new residential units are recommended to be designated car-free, in that future occupiers will not be eligible for on-street parking permits. This shall be secured via a S.106 agreement.

6.3 A dedicated refuse store has been provided for the new flats which is acceptable.

## **7.0 Conclusion**

7.1 Overall, the application broadly complies with current planning policies and guidance and providing that a section 106 agreement is signed to secure the development as car free, it is considered acceptable.

**Recommendation:** Grant planning permission subject to subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:

- The three residential units are to be designated as car-free.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 7<sup>th</sup> February 2011. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>