

Delegated Report		Analysis sheet		Expiry Date:		22/11/2010	
		N/A / attached		Consultation Expiry Date:		16/12/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/4972/P 2010/4974/L			
Application Address				Drawing Numbers			
46 Doughty Street London WC1N 2LR				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Planning permission - Conversion of 2 x studio flats and 1 x 2-bedroom flat (Class C3) on basement and upper floors and of Class A2 floorspace on ground floor to a new dwelling house (Class C3), plus additions and alterations including erection of rear extension at basement and ground floor level and partial rebuilding with increased height of the rear closet wing.</p> <p>Listed building consent - Various external and internal alterations in association with conversion of flats (Class C3) and of Class A2 floorspace to a new dwelling house (Class C3), plus additions and alterations including erection of rear extension at basement and ground floor level and partial rebuilding with increased height of the rear closet wing.</p>							
Recommendation(s):		Grant planning permission and listed building consent					
Application Type:		Full Planning Permission Listed building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No comments received					
CAAC/Local groups comments:		Bloomsbury CAAC – Comment – It is difficult to assess any impact on the listed building without a site visit but assume no wider impacts on the external appearance of the building or the conservation area more generally.					
Site Description							
The site is located on the north east side of Doughty Street close to the junction with Guilford Street. The site comprises a Grade II listed three storey building with lower ground floor level dating from 1792. The building comprises a commercial unit (Class A2) on the ground floor with residential on the basement and upper floors. The building is located within an area comprised of residential and commercial units in the Bloomsbury Conservation Area.							

Relevant History

30/08/1989 – **p.p. refused (8900340)** for Change of use of lower ground floor from residential to office use.

28/11/1990 – **p.p. granted (9000085)** for alteration and works of conversion to provide 2 x 1-bed flats on first floor and basement and 1 x 2-bed maisonette on second and third floor level involving the erection of a two storey rear extension for use by offices at first floor and residential at second floor

28/11/1990- **LBC granted (907044)** for Enlargement of existing rear extension at first and second floors and works of internal alterations to create self-contained flats.

26/02/2010 – **Planning application and Listed Building Application (2009/5914/P & 2009/5918/P) withdrawn** for the conversion of 2 x studio flats and 1 x 2-bedroom flat (Class C3) to 1 x studio and 1 x 3-bedroom maisonette and change of use from Class A2 floor space to residential floor space (Class C3) at ground floor level; including erection of conservatory at second floor; rear extension at ground and basement level; erection of three juliet balconies at first floor level and installation of two roof lights on front elevation.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategies

- CS1 (Distribution of growth),
- CS5 (Managing the impact of growth and development),
- CS6 (Providing Quality Homes)
- CS7 (Promoting Camden's centres and shops)
- CS11 (Promoting sustainable and efficient travel)
- CS14 (Promoting high quality places and conserving our heritage),

Development Policies

- DP6 (Lifetime homes and wheelchair homes)
- DP18 (Parking standards and the availability of car parking)
- DP19 (Managing the impact of parking)
- DP21 (Development connecting to the highway network)
- 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 – Permission is sought for the following;

- Conversion of 2 x studio flats, 1 x 2-bedroom flat (Class C3) and financial and professional services (Class A2) floorspace on the ground floor to dwelling house.
- Extension at basement floor level.
- Extension of glazed side and part rear extension at ground floor level.
- Partial demolition and rebuilding of rear projection wing with increased height.
- Insertion of three traditional style Juliet balconies at first floor level on the front elevation.
- Installation of a new fan light above front entrance door.

This application is an amended re-submission of a previously withdrawn proposal (2009/5914/P & 2009/5918/P) and seeks to amend and address the previous areas of concern. These include;

- Insertion of two rooflights on the upper roof slope and painting the front window frames black
- Reconfiguring the top storey to form a glazed conservatory
- Formation of a glazed projecting corner to the wing
- Creation of access to the extension from the rear room of the main house, by removing the existing window.
- Removal of the original ground to basement staircase
- Formation of double doors at ground floor level
- Loss of existing historical door in the formation of double doors between the front and rear rooms
- Infilling of the rear room door and the loss of original simple panelled doors and a small area of panelled partition at third floor level.

Principle of development – loss of residential and A2

Although this site is located within the Central London Area, it is not located within any designated retail centre. LDF Policies CS7 and DP12 state that the Council will resist the loss of shops/A1 use where this would harm the character and function of a centre or shopping provision in the local area. This policy specifically protects A1 uses, but as A2 uses do contribute to the character, function, vitality and viability of centre's, and do provide services to visiting members of the public, it is worth assessing the proposals under this policy. The existing premises appear to be vacant and in some need of disrepair. Although no marketing evidence has been submitted, it would seem that the A2 use in its present form is no longer viable. The application site is not located within any designated shopping frontage and is within walking distance to a number of streets with a variety of convenience stores, speciality shops and local services. Given this it is considered that the proposals are broadly acceptable in the context of CS7 and DP12 in this instance.

The key issue is the loss of two residential units contrary to CS6 of the Core Strategy and specifically DP2 of the Development Polices. The net loss of two or more residential units is unacceptable in principle, unless:

- It creates a large unit in an area of the borough with a relatively low proportion of large dwellings.
- It enables sub-standard units to be enlarged to meet residential space standards; or
- It enables existing affordable homes to be adapted to provide the affordable dwelling sizes that are most needed.

The conversion would meet the first and second clause of this policy. Bloomsbury is designated as a part of the borough where there are a relatively low proportion of large dwellings. Therefore the proposed conversion to a large family dwelling is considered acceptable in this instance. Furthermore the existing basement unit has limited access to daylight and sunlight, therefore would be considered as a sub-standard unit.

Furthermore the alterations required to provide a single dwelling will revert the building back to its original floor plan, and remove modern features. As a Grade II listed building this is to be encouraged and it is likely that the original intended use of the building was as a single dwelling. Whilst this is not specifically identified as an exception under the policy for accepting loss of units, compelling conservation benefits of the scheme provides further justification for the conversion of the property.

In summary, the conversion is acceptable in this instance given the particular circumstances of the application site and as such meets the exceptions laid out in DP2.

Residential Standards

The proposal will result in the loss of a 1 x 2 bedroom flat and 1 x 2 bedroom flat to create a large family sized dwelling house. The new unit would have a sufficient floorspace, bedroom sizes layout and access to amenity space and complies with the residential standards set out in the Camden Planning Guidance 2006.

Design

Despite the mixture of uses and flats, the building broadly retains its original plan form and layout, and many original decorative features.

External alterations

Front - It is proposed to reinstate the over-door fanlight and introduce Juliet balconies to match others in the terrace, and to soot-wash the brickwork, which has been coated in the past and has a very yellow colour. These works are considered acceptable.

The rooflights on the front slope and the use of black paint on the window frames have been omitted from the current scheme. The works to the front elevation are now considered acceptable.

Rear - The conservatory to the top of the closet wing has been omitted and it is now proposed to introduce skylights on the flat roof area behind a new raised parapet, which is considered to be acceptable as this will have no significant impact on the appearance of the building. The rear wing remains the same as existing but is partially rebuilt to accommodate the new floors and roof.

The rear glazed infill extension on basement /ground floors is situated between the closet wing and side boundary wall; the ground floor of the closet wing will also be extended slightly by approx 1m. It remains the same as the previously withdrawn scheme and is considered acceptable as a subordinate feature in bulk and lightweight appearance. However the access into this has been revised. It is now proposed to form a double

leaf jib door within the area below the retained sash window. This can be opened in conjunction with the lower sash to give access to the extension, but when not in use will remain in the closed position, which will allow the character of the room to be preserved. A small amount of historic brickwork will need to be removed to accommodate this intervention, but this is not considered to be significantly harmful to the special interest of the building. There is no decorative apron on the inside, below the window. The alterations to the rear are now considered acceptable and would not have a detrimental impact on the special character of the listed building or wider terrace.

Internal alterations

Basement - The proposal to retain the ground to basement staircase is considered acceptable. The removal of a large part of the original rear wall and the associated detrimental impact associated with this was raised as an issue with the previously withdrawn scheme. Although this opening remains rather large it is not considered to be sufficient to warrant refusal.

Ground – The rear window is now proposed to be retained and the double doors proposed in the previous scheme have been omitted. The opening is proposed to be widened but this is considered acceptable.

First - Minor works at this level including the removal of later partitioning in the hall and the front room, which is welcomed. The formation of double doors instead of a single door between the front and rear rooms is considered acceptable. The existing historic door being removed from the spine wall will be reused in the rear room / hallway.

Second - The rear room door is proposed to be retained and locked shut.

Third - The panelling and doors are proposed to be re-used in a new reconfiguration and the existing ceiling line retained. The works at this level are considered acceptable.

It is considered that the proposed internal and external alterations and extensions would not have a detrimental impact on the special interest of the listed building or the character and appearance of the wider conservation area.

Amenity

There is an existing high boundary wall between the property and no. 47 and the side elevation of the rear closet wing projects along the boundary with no. 45. A full width extension projects along the rear of no. 47. It is considered that the proposed extension, which would project slightly above the existing boundary wall with no. 47, would not have a detrimental impact on the amenity of the neighbouring occupiers in comparison to the existing situation.

The proposal to raise the height of the parapet wall of the rear closet wing to accommodate skylights would not have a detrimental impact on the levels of daylight/sunlight of any of the windows on the rear elevation of the neighbouring property in comparison to the existing situation.

Cycle parking

The Council's cycle parking standards require the provision of at least one cycle parking space per unit, whilst Transport for London require the provision of 2 cycle parking spaces for residential properties with 3 bedrooms or more. This would therefore suggest a requirement for 2 cycle parking spaces at the property. The submitted plans indicate that there is limited space for the storage of cycles at the property and so in this instance the requirement for cycle parking should be waived.

Parking

All of the existing residential units are currently entitled to apply for a residents permit, whilst the occupier of the commercial unit is entitled to apply for a business permit (potentially 4 permits in total). Parking Services have confirmed that only one permit has been issued to this address. The applicants list the property as their current address on the application form. As there will be a reduction in number of units here and thus in the number of permits that can be issued to this property, it is not considered necessary to make the new dwelling car-free.

Construction Management Plan

As the proposed development comprises mostly internal works to the property, it is considered that a

Construction Management Plan is unnecessary in this instance.

S106 Contributions

It is considered that the proposed level of development is unlikely to have a detrimental impact on the condition of the footway. A Section 106 contribution towards the repaving of the footway adjacent to the site on Doughty Street is therefore considered unnecessary in this instance.

Contamination

The site adjoins an area designated as a medium to low risk engineering works. It is considered that the risks to the development are negligible and therefore additional information is not required.

Archaeology

English Heritage advise that the scheme is considered to have no affect on any significant archaeological remains and thus no condition for further investigation is required.

Recommendation – Grant planning permission and listed building consent.

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