

DESIGN AND ACCESS STATEMENT

33 COPTIC STREET

LONDON WC1A 1NP

1.0 DESCRIPTION OF SITE AND SURROUNDING AREA

- 1.1 Coptic Street is just south east of the British Museum and runs for some 110m, from Great Russell Street in the north west, to New Oxford Street in the south east.
- 1.2 The site is within the Bloomsbury Conservation Area but the building is NOT Listed.
- 1.3 The site lies is within a CPZ.
- 1.4 The site is approximately 240 metres east of Tottenham Court Road LUL station and about 1000m south of Euston Network Rail Station. The Public Transport Access Level of the site is high.

2.0 PROPOSAL

- 2.1 The proposal is the change of use from a hotel C1 to C3 Single family house.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history

4.0 BACKGROUND INFORMATION

- 4.1 The property has been let to a foreign language school and the occupants have been using the property as hotel accommodation booked together with their course. The guests have stayed in the property with no security of tenure and generally for periods of less than 90 days.
- 4.2 It was claimed by Camden Council that the property required a licence under the Housing Act 2004 HMO Registration as the occupants were students.
- 4.3 The registration which was confirmed by the RPTS required the cessation of use of certain rooms and accordingly the permitted reduced number of occupants rendered the continued use of the property non viable.
- 4.4 The existing tenants, whose lease had expired and were holding over are now vacating the premises.
- 4.5 Since the property was originally constructed as a house and the building is situated within the Bloomsbury Conservation Area it is submitted that the reinstatement of the original use and the restoration of the property to its proper state will enhance the character of the Conservation Area.

5.0 POLICIES

5.1 NATIONAL POLICIES

PPS1

PPS5

PPS6

PPG13

5.2 STRATEGIC PLANNING POLICY

The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004) consolidated February 2008

5.3 RELEVANT UNITARY DEVELOPMENT PLAN POLICIES:

The relevant development plan for the London Borough of Camden is the Camden Replacement Unitary Development Plan 2009 first adopted June 2006 and the Mayor's London Plan (published February 2004).

Policy 2A.8 Town Centres

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.5 Housing choice

Policy 3A.15 Loss of housing and affordable housing

S4

H1 - New housing

6.0 USE

6.1 The proposed development seeks to replace the original residential use of the site.

6.2 SCALE

6.2.1 There are no material alterations to the property proposed.

6.3 DESIGN

6.3.1 The design is based on the original use of the property as a house.

7.0 SECTION 106 AGREEMENT

7.1 The applicant will enter into a car free development agreement.

7.2 The appellant will make a contribution towards education, health services and open spaces.

8.0 LIFETIME STANDARDS

8.1 See attached form

PLANNING AND PROJECT MANAGEMENT SERVICES