

Delegated Report	Analysis sheet	Expiry Date:	29/03/2010
	N/A	Consultation Expiry Date:	10/03/2010

Officer	Application Number(s)
Amanda Peck	2009/5944/P

Application Address	Drawing Numbers
Ruspini House 20 - 24 Parker Street London WC2B 5PH	Refer to decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Erection of in-fill mansard roof extension at fourth floor level to provide additional living accommodation and the installation of windows at ground floor level on front elevation (in association with removal of garages and creation of additional living accommodation) to existing student accommodation (Sui Generis).

Recommendation(s): Grant subject to a S106

Application Type: Full Planning Permission

Conditions or Reasons for Refusal: Refer to Draft Decision Notice

Informatives:

Consultations						
Adjoining Occupiers:	No. notified	48	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	None received					
CAAC/Local groups comments:	Covent Garden CAAC = 17 March 2010 "comment" = The Committee has no objection provided that the loss of the present off street parking is not substituted for 'on street' given pressure on road space.					

Site Description
The site is on the southern side of Parker Street and is part of a 5 storey mixed use development built in the late 1980's, with the application site being the residential element of the development. It is within the Central London Area (Covent Garden Local Area) but it is not identified as a commercial or retail frontage. It is also within the Seven Dials (Covent Garden) Conservation Area and is adjacent to grade II* listed buildings to the rear of the property at 33-38 (inc) Great Queen Street.

Relevant History

- 18 Feb 1985 “Basement, ground and 4 storeys to provide residential, offices, retail, light industrial and integral garages” (P14/35/E/36129).
- 7 Oct 1987 “Approval of details for conditions 1, 2, 3 of planning permission dated 18 Feb 1985 ref 36129/R2” (8701960).
- 26 Feb 1987 “Details of building materials to be used in the redevelopment of the site for offices, residential, light industrial and retail” (8601348).

Relevant policies

Camden Unitary Development Plan June 2006

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

T12 – works affecting highways

T9 – Impact of parking

Revised Planning Guidance for Central London October 2007

Camden Planning Guidance December 2006

The following policies in the **draft LDF Core Strategy and Development Policies documents** have been taken into consideration

CS1, CS5, CS14, CS15; CS16; CS17;

DP19, DP21, DP24, DP25, DP26, DP29

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage

Assessment

Proposal

The building was constructed as and has planning permission for residential accommodation. It is owned by the Royal Masonic Trust for Girls and Boys and as a charity they let the accommodation to students. They let individual rooms to students with shared kitchens and bathrooms. There are current six flats in the building as follows: two maisonettes on the ground and first floor (1 x 5 bed unit with no living room and 1 x 4 bed unit with no living room), two flats on the second floor (1 x 2 bed unit with no living room and 1 x 3 bed unit with no living room) and two maisonettes on the third and fourth floor (2 x 3 bed units with living rooms).

The proposal is for the following:

- Conversion of the two existing garages to form two living rooms;
- Construction of a mansard roof extension at fourth floor to create one additional bedroom and one additional living room; and
- Reconfiguration of internal layouts to create 3 additional bedrooms (as these are internal works within an unlisted building these works in themselves to not require planning permission).
- The works will maintain six units within the building but increase the number of bedrooms as follows: two maisonettes on the ground and first floor (1 x 5 bed unit with living room and 1 x 4 bed unit with living room), two flats on the second floor (1 x 2 bed unit with no living room and 1 x 3 bed unit with no living room) and two maisonettes on the third and fourth floor (1 x 6 bed unit and 1 x 5 bed unit both with living rooms).

The works are proposed because the Trust has demand for additional bedrooms to rent to students. There are currently eleven candidates on the waiting list for accommodation, seven of whom would like the accommodation immediately, and there have been expressions of interest for the accommodation from a further five students. Rents are charged at below market levels and the Trust meets accommodation fees of a number of the beneficiaries.

Assessment

Design

The proposed ground floor conversion involves the removal of the existing garage doors and their replacement with a brick infill and windows to match those on the upper floors. The proposed mansard extension is to be constructed in an existing gap at the fourth floor. It will be located behind an existing parapet and will link together two existing mansard roofs on either side of the gap. The building is not of particular architectural merit within the Conservation Area. The proposals will match the rest of the building and are relatively minor changes that will not harm the character or appearance of the building or the conservation area.

Standard of accommodation

The proposed living room and bedroom within the mansard roof are built around an existing lift shaft head house. The bedroom is slightly undersize when compared to the CPG at 10.5sqm. There is however, additional space created with storage areas above the lift shaft head house. The five additional bedrooms created through conversion of the existing units range in size from 8sqm up to 12.8sqm.

Whilst the proposal creates two larger family size units and adds 5 bedrooms in total to the building it also creates two additional shared living rooms in the ground and first floor maisonettes and retains the living rooms in the third and fourth floor maisonettes.

Transport

The existing garage spaces are not used by residents of the building. They are both leased; one to an local employee who commutes into work by car and parks in the garage, the other to a tailors on Parker Street who parks his car/delivery vehicle in the garage over night and then makes collections and deliveries in the day using the garage in-between (coming back to the garage around four times a day).

The commuter who leases one of the garages is unlikely to qualify for a business or residents permit for the CPZ. The car/delivery vehicle is likely to qualify for a business permit in the area. This therefore means that there is likely to be demand for one more on street parking space as a result of this planning application. This is not considered to have an impact on on street parking conditions.

There is a requirement for a financial contribution to repave the two existing vehicular crossovers because they are no longer required.

Impact on other properties

The proposed mansard roof will not be any higher than the existing mansard on the property and will be filling in an existing gap with a parapet at the front. The proposed windows to the two new rooms within the mansard on the front and rear elevation are next to a number of existing windows on both elevations. There is unlikely to be any overlooking or overshadowing issues on existing residential properties on Parker Street or to the rear of the property.

Recommendation

It is recommended that the application is approved subject to a S106 agreement for the repaving of the existing crossovers.

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