

Delegated Report		Analysis sheet		Expiry Date:		30/09/2009	
		N/A / attached		Consultation Expiry Date:		02/09/2009	
Officer				Application Number(s)			
Hannah Parker				2009/3352/P			
Application Address				Drawing Numbers			
8 Fitzroy Square London W1T 5HN				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of basement, ground plus three upper floors from an office (Class B1) to a single residential dwelling (Class C3).							
Recommendation(s):		Grant Permission Subject to a Section 106					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
CAAC comments:		Bloomsbury CAAC - no objection					
Site Description							
The application site relates to a 4-storey plus basement Grade I listed buildings on the east side of Fitzroy square. It is located within the Bloomsbury conservation area.							
Relevant History							
34417 Change of use of the building from hostel to offices. Refused 24/08/1982; Allowed on appeal 26/08/1983							
Relevant policies							
Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations							
Camden Replacement Unitary Development Plan 2006							
E2 - Retention of existing Business Uses							
H1 - New Housing							
H8 - Housing Mix							
B6 - Listed Buildings							
B7 - Conservation Areas							
SD6 - Neighbourhood amenity							
T1 - Sustainable Transport							
T3 - Pedestrians and cycling							
T8 - Car Free Housing and Car Capped Housing							
T9 - Impact of Parking							
Camden Planning Guidance 2006							

Assessment

The proposals relate to a Grade I listed building currently in use as offices (Class B1). Permission is sought for change of use from B1 to C3 in the form of a single self-contained dwellinghouse. This application deals with the principle of conversion. There is no listed building application submitted alongside the planning application, as no internal or external changes are proposed at this stage.

Main Considerations

- **Retention of existing business space**
- **New housing**
- **Impact on host building and the conservation area**
- **Neighbourhood amenity**

Retention of existing business space

Policy E2 of the UDP seeks to retain existing employment floorspace where there is potential for the use to continue. Whilst these proposals would result in the loss of existing B1 floorspace, it is in favour of a use that is encouraged in other parts of the UDP. Also, it should be noted that Policy E2 specifically states that, when a site is not suitable for continuation of any business use other than Class B1 (a) offices, as an exception to the general approach, a change of use to permanent residential use (Class C3) or community use may be allowed. The fact that the building is Grade I listed represents a significant obstacle in securing this building for flexible employment space, particularly as to introduce design features to allow such use is unlikely to be considered favourably in listed building terms.

The proposals involve the loss of office space to a permanent residential use, and will also bring the building back into its original intended use, which is in accordance with the requirements of policy B6. Therefore, the loss of the B1 (a) offices is considered to be acceptable in the circumstances of this property.

Housing

In terms of the provision of new housing, policy H1 seeks the fullest use of underused sites and buildings for housing. This proposal would provide a new residential unit and as such complies with policy H1. Policy H8 seeks an appropriate mix, and encourages the provision of large units that are capable of providing accommodation for families. The proposed single dwellinghouse meets this aspiration. Room sizes and the overall unit size comply with residential space standards.

Impact on host building and the conservation area

In this proposal there are no proposed external alterations or internal layout changes – in principle, there will not be any adverse impact on the listed building or the conservation area and, as such, the works are compliant to policies B7 and B6 of the UDP.

Due to the intended use as a single dwellinghouse internal changes will be likely. However, there is no reason in principle why these cannot be brought forward in a way that is acceptable – in this regard, it should be noted that the building is being restored to its original purpose. The applicant is advised via informative that internal alterations may require listed building consent.

Neighbourhood amenity

The amenity of adjoining occupiers will not be significantly altered. Compliant to policy SD6 of the UDP.

Transport

In order for the development to be acceptable in transport terms it is required that the new dwelling should be car free. The development is located within the clear zone area and has a PTAL of 6b and is within an area of high parking stress (CA-E). The Council would also normally require space for one bicycle to be stored securely; however from the plans there appears to be sufficient space for a bicycle to be accommodated on the ground floor. Therefore the need to formally agree such arrangements can be waived in this instance.

With the provision of a S.106 for a car free dwelling this proposal is compliant with T1, T3, T8 and T9.

Recommendation **Grant Permission subject to a S.106 agreement making the new dwellinghouse car free.**

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