

Delegated Report		Analysis sheet		Expiry Date:		24/11/2009	
		N/A / attached		Consultation Expiry Date:		04/11/2009	
Officer				Application Number(s)			
Hugh Miller				2009/4104/P			
Application Address				Drawing Numbers			
6 Whidborne Street London WC1H 8EU				Site location plan; 001; 002; 003; 004; 005; 006; 007; 008.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of two existing self contained flats into a single dwelling house (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
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:		Site Notice displayed 07/10/2009, expires 28/10/2009. No response.					
CAAC/Local groups* comments: *Please Specify		<u>Bloomsbury CAAC</u> : No objection; comment –drawings inadequate.					

Site Description

A basement plus part 2-storey, part 3-storey detached building located on the south side of Whidborne Street, north of Argyle Primary School and its playground. The building is divided into two self-contained flats. The building is within the Bloomsbury Conservation Area; it is not listed.

Relevant History

July 1994, Pp granted for the erection of a basement and ground floor rear extension for retail use, new shopfront together with self-containment of residential unit on the upper floors; revised 28/5/94, 1& 11/7/1994, ref. PL/9400259.

November 1996, Pp refused for the change of use of the ground and basement from retail use and works of conversion to provide 1 x 1 bedroom maisonette, plus external alterations involving the removal of shopfront at front and insertion of window in single storey extension at rear, ref. P9603154.

September 1997, pp granted for the change of use of the ground and basement from retail use and formation of a lightwell to rear basement level to provide 1 x one bedroom maisonette; ref. PS9704637.

Relevant policies

RUDP 2006:

SD6 - Amenity for occupiers & neighbours,

B7- Conservations areas

H3- protection of housing

H7 –Lifetimes homes and wheelchair housing

H8 –Housing mix

CPG 2006: Section 40 –Residential development standards.

Assessment

1.0 Preamble

1.1 As noted above, in the history section, the property has a history of being used as residential units (approx. 12 years) when two self-contained flats were formed.

The application proposes the following:

- Change of use from two self contained flats into one single dwellinghouse,

2.0 Land use

2.1 The proposal is considered to be consistent with Policy H3 as it would only result in the net loss of one self-contained flat.

2.2 The proposed conversion of the two self-contained flats into a single family dwellinghouse would comprise 4 habitable rooms, two of which would be bedrooms. The general layout and size of the proposal is considered to be consistent with Councils UDP, in particular Policy H8, which in its justification considers that family sized accommodation, should be provided. The proposal meets the requirements of policy H7 (Lifetime homes) to the extent that is reasonable and practicable for a conversion of this kind (removal of internal stud partition wall).

3.0 Design

3.1 No external alterations are proposed and therefore no impact on the appearance of the host building or on the conservation area generally would occur.

4.0 Amenity

4.1 The existing use of the host building is residential. The proposed conversion works to form a dwellinghouse is internal only and the works to form a single-dwellinghouse would not have any material impact on occupiers' amenity at the neighbouring properties.

4.2 The proposal is satisfactory and is in compliance with policies H3, H8 and H7.

Recommendation Approval.

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