

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	04/11/2009
		N/A / attached	Consultation Expiry Date:	22/10/2009
Officer			Application Number(s)	
Elizabeth Beaumont			(i) 2009/1340/P (ii) 2009/1342/L	
Application Address			Drawing Numbers	
14 Argyle Street London WC1H 8EG			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Planning application - Alterations to front lightwell to include steps to the lower ground floor level, demolition of single storey rear element and erection of a two storey rear extension and works of conversion into two maisonette flats (1x2 bedroom and 1 x 3 bedroom) from single family dwelling house (Class C3).				
Listed building application - Alterations to existing building in association with alterations to front lightwell to include steps to the lower ground floor level, demolition of single storey rear element and erection of a two storey rear extension and works of conversion into two flats.				
Recommendation(s):		(i) Grant planning permission subject to a S106 legal agreement for car-free housing (ii) Grant listed building consent		
Application Type:		Full Planning Permission Listed Building Consent		

original features. The erection of the rear extension is considered to harm the appearance of the rear elevation of this listed building due to its excessive height and detailing as well as the loss of the rear landing window. The erection of a new mansard roof would cause the loss of the historic roof form and fabric of this listed building.

12/07/2005 – **p.p. refused** (2005/0470/P) for conversion of single family dwelling house into 3 self-contained flats consisting of 2x two bedroom maisonettes and 1x studio flat including new mansard roof addition, rebuilding of rear closet wing and new external staircase to front lightwell. **Reason for refusal** - The internal works required to facilitate the conversion of the building into self-contained flats would be detrimental to the historic plan form, fabric and structural integrity of the grade II listed building. The proposed new mansard roof would, by virtue of inappropriate window design, be detrimental to the character and appearance of the grade II listed building, the wider terrace and the conservation area.

12/07/2005 – **LBC refused** (2005/0742/L) for Internal and external works including mansard addition, new external staircase to front lightwell, rebuilding of rear closet wing all in connection with the conversion of the building into 3x flats. **Reason for refusal** - The proposed internal alterations are considered to harm the fabric, plan form and structural integrity of this listed building. The erection of a new mansard roof would cause the loss of the historic roof form and fabric of this listed building.

Relevant policies

Adopted Unitary Development Plan 2006

SD2 (Planning obligations)

SD6 (Amenity for occupiers and neighbours)

B1 (General Design principles)

B3 (Alterations and extensions)

B6 (Listed buildings)

B7 (Conservation areas)

H1 (New housing)

H3 (Retention of existing housing)

H7 (Lifetimes Homes and wheelchair housing)

H8 (Mix of units)

T1 (Sustainable transport)

T2 (Capacity of transport provision)

T3 (Pedestrians and cycling)

T8 (Car free housing and car capped housing)

Camden Planning Guidance 2006

Bloomsbury (I) Revised draft published April 2008

Bloomsbury West Side (I) (a)

Assessment

1 Proposal

1.1 Permission is sought for the following alterations:-

- Change of use from a 6 bedroom single family dwelling house to two flats comprising a three bedroom unit on the first and second floor level and a two bedroom unit on the basement and ground floor level.
- A two storey rear extension following the removal of an existing two storey rear addition.

The extension would measure approximately 2.35m wide, 2.9m deep and 5m high with two sash windows, one on the side elevation at lower ground floor level and one on the rear at ground floor level.

- A staircase is proposed to be inserted in the front lightwell constructed from stone steps with a small metal balustrade.
- A number of internal alterations are also proposed in order to subdivide the unit.

2 Revision

2.1 The proposal has been substantially revised. The revisions include the following:-

- The number of bedrooms on the first and second floor unit has been increased to provide a three bedroom family sized unit.
- The windows on the rear extension have been revised in order to match the existing windows.
- Internally the bedrooms in the basement and ground floor maisonette have been relocated from the ground floor to the lower ground floor.
- The subdivision of the rear room at ground floor level to create a shower room has been omitted from the proposal.
- The kitchen and lounge have subsequently moved to the ground floor ensuring that the subdivision of the rear room at ground floor level has been omitted.
- The type of the render for the pavement vaults was revised to propose a membrane that allows moisture to be removed from the affect area.
- The glazing in the new door and sidelight in the structure beneath the ground floor steps has been revised to use single glazing.
- The partition to run along the hallway side of the wall with the front room was omitted.

3 Principle of development – conversion from single family dwelling to two units

3.1 Policy H3 (Protecting existing housing) states that the Council will resist proposals that lead to a net loss of residential floorspace. The Council would not grant planning permission for a development that would involve the net loss of two or more residential units. Policy H8 (Mix of housing) seeks to ensure that the Borough retains a wide mix of units in order to cater for varying demand. In particular, the Housing Needs Survey has identified an overall shortfall in the amount of adequate larger dwellings suitable for families within the Borough, especially within the King's Cross Ward within which the site is located.

3.2 The proposal has been revised to provide a mix of units, a 2 bedroom unit and a larger family sized three-bed unit. The revised proposal raises no policy issues in terms of residential accommodation given that the mix is satisfactory with a family sized unit retained.

4 Residential development standards

4.1 Camden Planning Guidance 2006 specifies that the minimum floorspace for residential units

are as follows;

Number of persons	1	2	3	4	5	6
Minimum floorspace (m ²)	32	4	61	75	84	93

- 4.2 The guidance also specifies that first and double bedrooms should the minimum size of 11.0m² and single bedrooms 6.5m².
- 4.3 The floorspace of the maisonette on the lower ground and ground floor level is approximately 83.9m² and will provide a 3 person unit with a double and a single bedroom. The floorspace of the maisonette on first and second floor unit measures 77m² providing a 4 person unit and will comprise a double bedroom and two single bedrooms. The proposed residential units are in accordance with the Residential Development Standards set out in Camden Planning Guidance both in terms of floorspace and room size.

5 Lifetime Homes

- 5.1 Policy H7 states that the Council will encourage all new housing developments, including changes of use to be accessible to all. It is acknowledged that given that the building is listed there is a limitation to the ability for the house to be adapted to be accessible to all. It is recommended that an informative would be attached to encourage the applicant to meet the standards where possible.

External and Internal alterations

6 Basement Level

- 6.1 It is proposed to insert a staircase into the front lightwell to create a separate access to the lower maisonette. The proposed staircase is in a traditional position and involves a new gate within the front railings. The steps will be constructed from stone with metal balustrade. It is considered that the proposed steps would not have a detrimental impact on the special interest of the building or the character of the wider conservation area.
- 6.2 In the front pavement vaults it is proposed to use a membrane system that allows moisture to be removed. This is considered acceptable. It is proposed to block up the existing wide opening between the front and rear rooms. This is a plain opening and it's infilling is considered acceptable and will reinstate the original pattern of the lower ground floor level. The structure beneath the ground floor steps is to be rebuilt in order to provide access to the basement unit. A new single glazed door and sidelight are to be installed. It is considered that this is acceptable and would sit well within the existing envelope of the building. The stone slabs on the floor of the lightwell will be lifted and re-laid. This is considered acceptable.

7 Ground Floor

- 7.1 The proposed subdivision of the rear room to create a shower room has been omitted from the

proposal in order to ensure that the character, proportion, and integrity of the principal rooms at ground floor level are preserved.

- 7.2 In order to create a separate entrance for the upper maisonette a partition is proposed across the hallway, and between the string of the staircase and the soffit of the flight above. Although this will have an impact upon the internal appearance of the stair compartment it is a commonly incorporated alteration used to subdivide Georgian and Victorian terraced houses of this type. Whilst not ideal the partition is a lightweight reversible addition that could be easily removed were the house to revert back to a single family dwelling.
- 7.3 The proposal has been revised to omit the partition proposed to run along the hallway side of the wall with the front room. This ensures the cornice around the hallway, as well as a historic door and probably original architrave into the front room are not concealed.

8 Rear extension

- 8.1 There are a number of rear extensions within the terrace with examples of both single and two storey additions. There is an existing two storey extension to the rear of the property which measures approximately 2m wide, 1.5m deep and 5m high. At basement level the footprint of the extension is narrower than that at ground floor with an over sailing section. It is proposed to demolish the entire structure and construct a new two storey extension. The existing structure is in very poor condition with mismatched brickwork and its removal is not considered to harm the special interest of the building.
- 8.2 The proposed extension will measure approximately 2.35m wide, 2.9m deep and 5m high. It is considered the extension would be subordinate to the building in terms of its bulk and scale. In accordance with Camden Planning Guidance the proposal allows for the retention of a reasonable sized garden. The extension would be more than one full storey below the roof eaves level. A very poor single storey structure of no interest is also to be demolished adjacent to the party boundary with no.16. Its removal is considered acceptable.
- 8.3 The proposed extension will be constructed of stock brickwork to match the rear elevation of the building, with a window at basement level in the rear elevation and a door and window with double glazing in the side elevation. The glazing arrangement of the new windows has been revised to form a 3 over 3 pattern that will harmonise with the existing fenestration on the building. It is considered that the use of double glazing may be acceptable subject to the use of sophisticated slender units with narrow glazing bars and discrete spacer bars. In order that the proposed double glazed units are acceptable a condition is recommended requiring the submission of further information on the glazing bars and detailing of the windows.
- 8.4 It is considered that the proposed rear extension would not harm the special interest of the listed building and terrace or the character and appearance of the wider conservation area.

9 Amenity

- 9.1 The proposed two storey rear extension that would be set down at lower ground floor level

follows the replacement of an existing similar scale extension. There is a neighbouring two storey extension at no. 16, the flank wall of the two storey extension projects along the entire length of the boundary with no. 14. The height of the proposed extension would be the same as existing. It is not considered that the extension would have a detrimental impact on the windows on the rear elevation of the neighbouring property at no. 12 in terms of light or outlook in comparison to the existing situation.

- 9.2 It is considered that the proposed extension would not have a detrimental impact on the amenity of the adjacent properties with regard to sunlight, daylight, outlook and privacy compared to the existing situation.

10 Transport

- 10.1 Camden's Parking Standards for cycles (*Appendix 6 of the Unitary Development Plan*), states that 1 storage or parking space is required per residential unit. The proposal is for 1 additional unit therefore 1 cycle space is required. However only minor alterations are proposed in order to create an additional unit, it would be onerous to insist that cycle parking be included with the design. Also, the lower ground floor flat has access to the garden, where it would be conceivable to securely store a bicycle.
- 10.2 The proposal will result in the increase of one residential unit. This unit will not have access to off-street car parking. It is considered that the residential unit should be designated car free to prevent any significant increase in on-street parking. Argyle Street is listed in Camden's Planning Guidance as suffering from parking stress and is within a Controlled Parking Zone. It is considered that not making the development car-free would increase demand for on-street parking. Kings Cross (CA-D) CPZ operates Mon-Fri 08:30-18:30, Sat 08:30-13:30 and 117 parking permits have been issued for every 100 estimated parking bays within the zone. This means that this CPZ is highly stressed. The CPZ is therefore highly stressed. It is considered the one unit should be designated car free. This would be secured through a section 106 agreement.

- 11 **Recommendation** – Grant planning permission and listed building consent.