

Delegated Report		Analysis sheet		Expiry Date:	21/04/2009
		N/A / attached		Consultation Expiry Date:	14/04/09
Officer			Application Number(s)		
Katrina Christoforou			2009/1121/P		
Application Address			Drawing Numbers		
51 Red Lion Street London WC1R 4PF			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of upper floors from private members club to 3x1 bed self-contained residential flats (Class C3).					
Recommendation(s):		Grant planning permission subject to S106			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>A site notice was erected on the 24/03/09 and 17 neighbours were individually consulted. One comment was received from a resident at 18 Princeton Street. The comment is summarised below:</p> <ul style="list-style-type: none"> - Any occupants of the three flats would have cars and there is no spare resident's parking bays in the area whilst much of the metered parking remains empty for much of the day. - Should the application be granted, more residents parking bays should be created. - More resident's parking should be created regardless to ease the existing pressure. <p>Response: This relates to the provision of on street parking generally including the provision of additional residents' parking bays. This does not fall within the scope of this planning application.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Bloomsbury CAAC were consulted on the application and offered the following comments:</p> <ul style="list-style-type: none"> - It is not clear whether any extension to the front elevation is proposed, if it is we oppose this application. <p>Response: no extensions are proposed as part of this application.</p>					

Site Description

The mid-terraced property consists of basement, ground, first, second and third floors. It is located on the west side of Red Lion Street within the Central London Area and the Bloomsbury Conservation Area. The lawful use of the property is as a private members club with associated storage and residential space on the upper floors. The property appears to have been vacant for a number of years. Adjoining number 50 to the north is a grade II listed building. There is an arch at ground floor level between the two buildings which gives access to the small mews behind.

Relevant History

8900482: The erection of a roof extension to be used as a caretakers flat and a rear staircase extension together with a new ground floor front elevation in connection with the continued use of the building as a social club as shown on drawing number 8906/SD8 revised by letters dated 15th October 1990 14th November 1990 and 21st March 1991. Granted 05/06/1991 5 year standard condition.

9000543: Change of use from Social Club to Offices. Refused 07/02/1991.

Planning application **2008/1522/P** for 'Alterations and extensions including the erection of an extension at roof level to provide an additional level of accommodation for ancillary staff accommodation, the erection of a full height rear extension to enclose staircase and alterations to the shopfront to the private members club' was refused on the 10/06/2008 for the following reasons:

Reason 1: The proposed roof extension, by reason of its bulk, form, location and detailed design, would be detrimental to the appearance of the building, the integrity of the streetscape, the setting of the adjoining listed building, and the character of the Bloomsbury Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions), B6 (Listed buildings) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within the Camden Planning Guidance 2006.

Reason 2: The proposed rear staircase extension, by reason of its height and form would fail to respect the appearance of the building and the character and appearance of the Bloomsbury Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within the Camden Planning Guidance 2006.

The refusal was dismissed at appeal on the 10/02/09.

Application **2008/3631/P** for the 'Change of use and works of conversion of upper floors from private members club to residential use (Class C3) to provide four self contained dwellings (3x one bed units and 1x two bed unit), including a second floor rear extension to accommodate rear access stairs' was withdrawn on the 06/10/08 following officer's advice.

The current application is a re-submission of the previously refused and withdrawn schemes. All extensions have been omitted and the mix and layout of the proposed residential have been revised.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

SD9- Resources and energy

H1- New housing

H7- Lifetime homes and wheelchair housing

H8- Mix of units

B6- Listed buildings
B7- Conservation Areas
T3- Pedestrians and Cycling
T8 - Car free housing and car capped housing
T9 - Impact of Parking

Camden Planning Guidance 2006

Assessment

The proposal is for the conversion of the upper floors (1st-3rd) of the property to residential from ancillary storage and residential space in association with the existing use of the ground and basement floors as a private members club. The proposal is for three residential flats to be created, one at each level. No extensions or external alterations to the property are proposed.

Change of use

The entire property has clearly been vacant for some years and is in a state of disrepair. It is proposed that the existing lawful use as a private members club would be retained at ground and basement levels and the ancillary accommodation on the upper floors would be converted into residential. The Council has no policies to protect the existing use of the property as a private members club. The conversion of the upper floors would not impact upon the viability of the commercial use at basement and ground levels should a tenant be found. The change of use of the ancillary upper floor accommodation is therefore considered to be acceptable in principle.

Standard of proposed residential accommodation

The Council encourages the creation of additional residential accommodation provided that it meets acceptable standards. All flats would be accessed via the existing door at ground floor level in the side elevation to the mews. The existing staircase in the back addition would then lead up to first floor level which leads through to the access to the 1st floor flat and the internal staircase up to levels two and three. Each flat would be one bedroom and would be entirely self contained behind their own internal front doors with private kitchen and bathroom facilities. The proposed residential units would provide the following:

1st floor: Floor area 52m², bedroom area 12.3m², head height 2.8m².

2nd floor: Floor area 52m², bedroom 12.6m², head height 2.8m².

3rd floor: Floor area 54.5m², bedroom 11m², head height 2.1m².

The floor areas significantly exceed the minimum floor area standards for one person units of 32m² and all 1st bedrooms are 11m or more in area. The guidance states that head height should be no less than 2.3m. In attic spaces this should be achievable over half or more of the floor area above 1.5m in height. The existing attic space has a head height of only 2.1m, however there is potential for the space to be opened up into the double pitch of the roof to provide additional head height. As the flat would provide fairly spacious accommodation for one person the slight limitation of the head height is considered to be acceptable in this case.

All flats would have dual aspect with three windows to the front at each level providing natural lighting to the main living space and rear windows to each rear kitchen and bedroom. The kitchen window to the first floor flat would have limited outlook or daylight amenity value by virtue of it being enclosed on most sides in a form of lightwell created by the existing stairway extension and by neighbouring

properties at nos. 52 Red Lion St and 16 Princeton Street. The kitchen windows at second and third floor levels would also be constrained in this way to an extent, although the stairway finishes at 1st floor level. As the kitchen is not the main living space and the other rooms to each flat would receive ample natural lighting and outlook the level of residential amenity is considered to be acceptable.

The mix of units (3x 1 bed flats) is considered to be acceptable. The layout of one flat per floor works easily with the existing fabric of the building and each flat provides floor areas acceptable for habitation by 2 persons. As the property does not benefit from any external amenity space and is accessed via stairs it would not be best suited to family accommodation and hence it is not considered beneficial to seek larger units.

Lifetime homes

A lifetime homes assessment has been submitted with the applications but within the constraints of the existing Victorian property and given that the accommodation provided would be at the upper levels accessed via stairs, there is a limit to how far the standards can be incorporated.

Design and appearance

No external alterations are proposed as part of this application. The character and appearance of the host property, the neighbouring listed building and the conservation area would therefore not be affected.

Transport

The site has an excellent Public Transport Accessibility Level (PTAL), is within a controlled parking zone and a 'Clear Zone Region' which suffers from parking stress. Within the controlled parking zones surrounding, more parking permits have been issued than there are spaces available. The site is therefore considered to be suitable to be made car free through a section 106 agreement.

Generally the Council would seek 1 cycle storage space per new residential unit created to promote sustainable travel. The plans indicate that the first floor flat roof accessed via the existing door from the communal stair could be used for such purposes. This is not considered to be acceptable as adjoining number 52 has windows looking immediately onto this area and privacy would be compromised. In addition, the need to carry bikes up the stairs to the 1st floor is undesirable. As there is no suitable space for cycle storage at ground level it is considered that the requirement for cycle storage can be waived in this case.

Neighbour amenity

The change of use to residential would not result in any impact upon the residential amenities of neighbours provided that the proposed use of the flat roof at first floor level is not used as an amenity space. This is covered by condition.

Recommendation:

Grant planning permission subject to a section 106 agreement for car free housing.

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