

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/04/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>31/03/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2009/0941/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
27 Red Lion Street London WC1R 4PS				Please refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Change of use of the first floor from class B1 offices to class C3 residential to form a 1 x 1-bedroom flat.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission subject to a S106 Agreement</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>16</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		Site notice expired on the 31/03/2009 – no responses received.					
<b>Local group comments:</b>		N/A					
<b>Site Description</b>							
The site is located on the east side of Red Lion Street near the junction with Princeton Street. The site comprises a three storey mid-terraced property with loft conversion. The ground floor is in use as a restaurant (Class A3), an office (B1) on the first floor and residential (Class C3) on the second and third floor. The building is within the Bloomsbury Conservation Area but is not listed.							
<b>Relevant History</b>							
N/A							

## Relevant policies

### Adopted Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)  
H1 (New Housing)  
H7 (Lifetime homes and wheelchair housing)  
T3 (Pedestrians and cycling)  
T8 (Car free housing and car capped housing)  
E2 (Retention of existing business uses)

### Camden Planning Guidance 2006

### Bloomsbury Conservation Area Statement

## Assessment

### Proposal

Permission is sought from the change of use of the first floor of the property from office (Class B1) use to a one bedroom flat (Class C3). The current access to the office accommodation is shared with the residential flats above.

### Revision

The proposal has been revised in order to increase the size of the proposed bedroom in order comply with Camden Planning Guidance 2006.

### Design

There are no external alterations proposed therefore the development would have no impact on the character of the existing building or the character and appearance of the wider conservation area.

### Loss of existing B1 (Office) use

A Marketing Report has been submitted as part of the application illustrating the justification for the loss of the B1 (office) unit. The report indicates that the unit has been vacant since 25<sup>th</sup> April 2008. The report indicates that the unit has been extensively marketed out through various mediums. The justification given for the loss of the B1 unit is as follows;

- Building is not presentable to clients and employees.
- Badly designed inside.
- Number of better offices available in the locality.
- Potential occupiers do not seem to look favourably upon the mixed entrances with the residential flats above.

It was stated that the applicant considered refurbishing the office in order to attract potential occupiers however given the size and general standard of the building it was considered impossible to provide a high spec office. The Market Reports states the rent has been reduced 3 times below the market rate in order to entice potential applicants and also to keep inline with changing market conditions. It therefore considered given the detailed marketing information provided that the applicants have adequately justified the loss of the B1 unit.

### Amenity

There is an existing roof terrace which is retained in the current proposal. It is considered the development will would not have any impact on the surrounding neighbours and occupiers in terms of loss of privacy, sunlight and outlook compared to the existing situation.

### Residential Development standards

The proposed floorspace of the unit would measure approximately 42 square metres. Camden Planning guidance specifies that the minimum floorspace for a one bedroom unit is 32 square metres. The bedroom measures approximately 11 square metres in accordance with the minimum standards for 1 person residential units.

### Transport

The proposal will result in the increase of 1 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. The site has a Public Transport Accessibility Level of (PTAL) of 6B and is within a Controlled Parking Zone. The proposal site is within the "Clear Zone Region" which suffers from parking stress and an additional unit would increase demand for on-street parking in the Controlled Parking Zone (CPZ). It considered the unit should be designated car free.

**Recommendation:** Grant planning permission subject to a S106 Agreement for Car Free Housing

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