

DISCLAIMER

Decision route to be decided by nominated members on ----- (date to be inserted). 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:	28/11/2007
		N/A / attached		Consultation Expiry Date:	14/11/2007
Officer			Application Number(s)		
Conor McDonagh			2007/3921/P 2007/3931/L		
Application Address			Drawing Numbers		
60 Doughty Street London WC1N 2LS			See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
P- Change of use from business use (B1) to a single family dwelling house (C3) including minor internal and external alterations. L- Various minor internal and external alterations, in association with change of use from business use (B1) to a single family dwelling house (C3).					
Recommendation(s):	Grant Full Planning Permission subject to S106 on car-free housing Grant Listed Building Consent				
Application Type:	Full Planning Permission Listed Building Consent				
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					

Consultations

Adjoining Occupiers:	No. notified 06	No. of responses 02 No. Electronic 00	No. of objections 02
Summary of consultation responses:	<p>2 objections from 59 Doughty Street</p> <p>Summary of relevant <i>planning</i> concerns</p> <ul style="list-style-type: none"> Only a planning site notice was displayed, no listed building notice. <i>Officer's response: Both application numbers were present on the planning site notice; there is no requirement to advertise for internal alterations.</i> The application forms have minor mistakes. <i>Officer's response: The form was filled in adequately to permit registration of the application.</i> There is no existing rear elevation drawing. <i>Officer's response: The existing rear elevation was incorrectly labelled as proposed; this has been addressed with revised drawings and numbers.</i> There are two proposed rear elevation drawings. <i>Officer's response: One of the proposed drawings actually the existing, this has been addressed.</i> There is no mention of the material to be used for the SVP at the rear. <i>Officer's response: Revised drawings show no SVP proposed.</i> The kitchen fan extract is too close to 59 Doughty Street causing undue smell and noise. <i>Officer's response: This is extract is only for residential, not commercial, cooking whereby noise and smell would be insignificant.</i> 		
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Bloomsbury CAAC Objects</p> <ul style="list-style-type: none"> The replacement windows on the front façade at ground and first floor are not of Georgian character. <i>Officer's response: There are no alterations proposed to the front elevation-drawing submitted is wrong and is not being referred to in decision.</i> 		

Site Description

The site is occupied by a four storeys, plus lower ground, mid terrace Georgian building located to the west side of Doughty Street. The building forms part of a Grade II listed terrace constructed during 1807-9. The entire property is currently used as B1(a) office space.

The site is located within Bloomsbury Conservation Area.

Relevant History

CTP/H15/11/G/HB 878 (R) Internal alterations and the erection of a single storey rear extension for office purposes at 60-61 Doughty Street. **Granted** 13/05/1975.

PSX0004002/R2 & LSX0004003/R2 Retention of internal and external alterations including rear lower ground floor extension. **Granted** 11/02/2002.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement Unitary Development Plan 2006

B6 – Listed buildings

B7 – Conservation areas

H1 – New Housing

H7 – Lifetime Homes and wheelchair housing

SD2 – Planning obligations

SD6 – Amenity for occupiers and neighbours

T3 – Pedestrian and cycling

T8 – Car free housing

T9 – Impact of Parking

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Overview

The applicant seeks to change the existing office use of the building back to residential as a single family dwelling house. This would include some minor internal and external alterations.

Original: Remove a partition wall at second floor level dividing the front rooms (S1 and S2). Create a bathroom at second floor level. Reinstall a partition and install a new door at third floor level to form a bedroom. A stainless steel kitchen fan extract at lower ground level and brick outlet bathroom vent at second floor levels to the rear elevation. A new SVP to the rear elevation. It is unclear from the plans whether the basement doors into the rear patio will be replaced by doors or windows.

Revised: Drawings illustrate the second floor partition to be retained and no bathroom proposed to this floor. This would also result in the removal of the brick outlet vent and SVP to the rear elevation.

Loss of office space

There is no land-use policy objection to the loss of the office space and the property is not suitable for light industry or local distribution to continue given the historic constraints of its internal layout. Therefore the release from business use to housing is compliant with policies E2 and E3.

New housing

The proposal would result in the creation of one new residential dwelling which will help to meet the Council's strategic housing target and therefore welcomed.

Lifetime Homes and Wheelchair Housing

None of the 16 standards of Lifetime Homes and Wheelchair Housing have been identified as being met. However Part M of the Building Regulations does not require mobility standards to be met in conversions such as this. The Council only encourages mobility standards to be met where practicable, and in this case the historic fabric of the building prevents the standards being incorporated.

Amenity

Given that there are no external alterations apart a kitchen extract outlet at the rear, then no neighbours would suffer any amenity loss.

Parking

Where there is a change of use to form new and provision of new residential units then T8 is the relevant policy. It states that where the minimum parking standards are not practicable and where the application site is within a controlled parking zone, together with high public transport accessibility, a proposal of this type should be considered as car-free housing.

Doughty Street is located within the Central London Area and Clear Zone region which is considered to suffer from parking stress and of wide range of other traffic impacts. If the proposal was to be recommended for consent officers would seek car-free housing via S106 legal agreement to control on-street parking by way of not issuing parking permits to the new occupiers of the dwelling.

No provision has been made for 1 cycle per flat; however this can be secured by condition.

Impact upon listed building and conservation area

Officers have received revised drawings retaining the partition at second floor level which is identified as an important feature of these buildings. The proposed bathroom at second floor level has also been omitted thus preserving the proportions of the rear room. The kitchen extract outlet at the rear is not considered to harm the historic fabric of the listed building. The character and appearance of the conservation area would not be impacted upon, by what is essentially only a change of use application. No objection is raised to either a door or window to the rear patio- a condition is attached to ensure details are provided for all new fenestration.

Enforcement

The recent consent for internal works (PSX0004002/R2 & LSX000403/R2) granted on the 11/02/2002 does not include dropped ceilings and new fireplaces, floor covering and cornices, which currently exist at the property. These works may have resulted in the removal of historic fabric. The works need to be investigated and possible enforcement action taken. An informative will be added to the decision notices.

Planning and listed building consent should be **granted subject to a S106.**