

Delegated Report		Analysis sheet		Expiry Date:		12/10/2007	
		N/A / attached		Consultation Expiry Date:		04/10/2007	
Officer				Application Number(s)			
Elaine Quigley				2007/3796/P			
Application Address				Drawing Numbers			
33-35 Endell Street London WC2H 9BA							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use from 2 self-contained flats to one self-contained maisonette at third and fourth floor levels.							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	03	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Two letters of support were received from adjoining residents at Flat 3, and Flat 4 33-35 Endell Street.					
CAAC/Local groups* comments: *Please Specify		Covent Garden Community Association – no comments.					

Site Description

The application site is located on the west of Endell Street in close proximity to the junction with Shorts Gardens to the north and Shelton Street to the south. The building stands five storeys in height with basement accommodation. There is a two storey extension to the rear of the building. The property comprises retail unit on the ground floor with basement storage, office accommodation on the first and second floors with two flats on the upper floors.

The site is located within the Seven Dials (Covent Garden) Conservation Area.

Relevant History

PS9904709

Planning permission was granted on 06/12/1999 for the change of use of the ground floor and basement from B1/B8 (employment) floorspace to A1 (retail), and the installation of a new shop front, together with the erection of a roof balustrade.

PS9904857

Planning permission was granted on 22/11/2000 for the change of use of the third and fourth floors from Class B1 (employment) to C3 (residential) providing 2 x 2 bedroom flats.

Relevant policies

Adopted Replacement Unitary Development Plan 2006

SD6: Amenity for occupiers and neighbours; H3: protecting existing housing; H7: Lifetime homes and wheelchair accommodation; B7: Conservation areas; T8: Car free housing and car capped housing.

Camden Planning Guidance 2006

Car free and car capped housing; Conservation areas; Lifetime homes and wheelchair housing; Overlooking and privacy.

Assessment

Planning permission is sought for the change of use from 2 self-contained flats to one self-contained maisonette at third and fourth floor levels. The third floor flat comprises two bedrooms, an ensuite bathroom a main bathroom and a lounge, diner and kitchen area and the fourth floor comprises two bedrooms, an ensuite bathroom, a main bathroom and a living area and kitchen. The third floor flat has an overall floor area of 68 sq.m and the fourth floor flat has an overall floor area of 75.4 sq.m.

The main issues to consider as part of the proposal are:

- The loss of one residential unit
- Standard of accommodation
- Lifetime homes
- Amenity
- Impact on the character and appearance of the conservation area
- Highways issues

Loss of residential unit

Policy H3 of the Adopted Replacement UDP states that the Council will not grant planning permission for a development that would result in the net loss of two or more residential units unless certain criteria are met. The proposal will result in the loss of one residential unit. This would comply with Policy H3.

The existing 2 x 2 bed flats will be replaced by a larger residential unit that is suitable for family accommodation (3 or more bedrooms). The creation of new larger family-sized units is supported by Policy H3 and is considered acceptable.

Standard of accommodation

The new residential unit will have an overall floor area of approximately 143 sq.m that exceeds the minimum overall floor area for 3 or 4 bedroom units (61sq.m and 75 sq.m respectively).

The proposal will create an acceptable standard of accommodation in terms of natural lighting to each of the habitable rooms of the flat.

Lifetime homes

Policy H7 requires all new dwellings, including conversions, to be built to lifetime homes standards wherever possible. Given the physical restrictions pertaining to the layout of the existing building and the fact that the lower floors of the building are outside the ownership of the applicant, it would not be possible to comply with all lifetime homes standards e.g. installation a new lift in order to provide disabled access to the flat. However, it is recommended that an informative should be attached encouraging them to meet the standards where possible.

Amenity

There are no external alterations proposed as part of the application. It is considered that the proposal will not have an adverse impact on adjoining residents amenity in terms of overlooking or loss of privacy.

Impact on the character and appearance of the conservation area

The use of the upper floors of the building is to remain within residential use. There are no external alterations proposed to the building. The proposal will not harm the character and appearance of the conservation area.

Highways issues

Normally a site located within the Central London area with accessibility to good transport links, would be required to enter into a S106 agreement for a car free scheme in accordance with Policy T8. However given that the proposal will not create any additional new residential units, it would be considered unreasonable to require the new maisonette to be car-free.

Conclusion

The proposal is considered acceptable in terms of the loss of one residential unit, the standard of accommodation provided and its amenity and its impact on the character and appearance of the conservation area and would be recommended for approval.