

Address:	130-132 High Holborn London WC1V 6PS	
Application Number:	2005/1073/P	Officer: Tania Skelli-Yaoz
Ward:	Holborn & Covent Garden	Case File: 2005/1073/P
Date Received: 14/03/2005 Proposal: Change of use from office (class B1) and 2 self-contained flats (Class C3) to 6 self-contained 2-bed flats (Class C3) at first, second and third floor levels and the erection of a rear extension at rear second and third floor levels of no. 131-132 Drawing Numbers: Site Location Plan ME1and ME2; 2728/D/02/C, 2728/D/03, 2728/D/04/A and 2724/D/25		
Applicant: Grandsoft Ltd		Agent: Montagu Evans Premier House 44-48 Dover Street London W1S 4AZ

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1 Offices		328m ²
Proposed	B1 Offices		-
Existing	C3 Dwelling House		201m ²
Proposed	C3 Dwelling House		540m ²

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette	-	-	1			1			
Proposed	Flat/Maisonette	-	6	-						

OFFICERS' REPORT

Reason for Referral to Committee: the application involves the making of a planning obligation under Section 106 for affordable housing and the units to be provided as car-free accommodation.

1. SITE

- 1.1. The site comprises of two four-storey buildings with modern commercial units at ground floor levels. The upper floors are the subject of this application, and are currently used as 1 x 2 bedroom (first floor) and 1 x 5 bedroom (second and third floors) residential units at no. 130 and two office units at no. 131-132. The building is in a poor state of repair both internally and externally. The site is not listed and is located within the Bloomsbury Conservation Area.

2. THE PROPOSAL

Original

- 2.1 The proposal has been submitted in order to provide off-site housing in association with an office/retail proposal at 125 High Holborn (ref. 2005/1082), in accordance with policy RE5 Alteration no. 2. The sites are close to one another. The off-site provision includes a mix of private and affordable housing, of which the latter is the subject of this application. The subject site would provide 540sqm of residential floorspace, which accounts to 39% of the total housing provision required by policy RE5 and has been incorporated into the section 106 legal agreement of 125HH.
- 2.2 Permission is sought in order to part change the use of the existing offices at nos. 131-132 to residential use and to re-arrange no. 130, to provide 6 flats as affordable housing. The application also includes the demolition of an existing rear lift shaft and the addition of a small extension at rear second and third floor levels at 131-132 High Holborn.

3. RELEVANT HISTORY

- 3.1 Change of use of first floor at no. **130** from office to dental surgery use granted 18th February 1986 (ref. 8502198).
- 3.2 Change of use of second and third floor levels at no. **130** from residential to office use refused on 15th January 1987 (ref. 8502145).
- 3.3 Permission for demolition of lift shaft at no. **131-132** granted on 12th March 1992 (ref. 9200073 & 9260009).
- 3.4 Linked applications: 2005/1082 & 2005/1083 planning permission and conservation area consent granted for the demolition and redevelopment of 9-10 Southampton Place, 3-9 Southampton Row, and demolition and redevelopment behind the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row to provide new office and retail accommodation together with associated plant, servicing and parking on 5th August 2005 subject to a section 106.
- 3.5 The proposed off-site housing is spread over three sites in the locality, 130-132 High Holborn (the subject site), 17-19 Barter Street and 21 Barter Street, which are the subject of separate applications. The first is to be provided as fully affordable units (socially rented), the second is to be provided as part fully social rented and part intermediate housing (with negotiations still on-going with regard to the provision of

more family-sized units) and the later as private 'market' accommodation, totalling at 2,380sqm.

4. CONSULTATIONS

Statutory Consultees

4.1 None.

Conservation Area Advisory Committee

4.2 Bloomsbury CAAC: Comment. Proposal welcomed, with concern over placing of bathrooms to front elevation rooms.

4.3 Adjoining Occupiers

	Original
<i>Number of Letters Sent</i>	<i>10</i>
<i>Number of responses Received</i>	<i>01</i>
<i>Number in Support</i>	<i>00</i>
<i>Number of Objections</i>	<i>01</i>

4.4 London College of International Business Studies: objection. Concerns over noise during construction, obstruction during construction, party wall issues and request for phasing of developments (re this proposal and 2005/1082 at 125 HH).
NOTE: a standard informative re hours of construction and 'building control' informative are to be attached to the permission.

5. POLICIES

Camden Unitary Development Plan 2000

- 5.1 RE2 Residential amenity and environment – complies
 RE5 Mixed use development – complies, subject to section 106
 RE6 Planning obligations - complies, subject to section 106
 EN1 General environmental protection and improvement - complies
 EN7 Noise and disturbance during construction activity – complies, informative added
 EN13 Design of new development - complies
 EN19 Amenity for occupiers and neighbours - complies
 EN31 Character and appearance of conservation areas – complies
 EC3 Retention of employment uses - complies
 EC5 Accommodation for small firms - complies
 HG4 Loss of a range of residential accommodation - complies
 HG9 Change of use to residential development - complies
 HG13 Provision of amenity space – complies
 HG15 Ensuring the provision of a range of housing – complies, subject to section 106
 HG16 Housing mix in schemes for new residential development - complies
 TR1 Public Transport accessible development – complies
 TR16 Car-free housing development – complies, subject to section 106
 TR17 Residential parking standards – complies, subject to section 106
 TR22 Cycling – complies

SCL1 The Central London Area - complies

CL3 & SCL2 Assessment of applications in the Central London Area – complies

Other Relevant Planning Policies

5.2 None.

Supplementary Planning Guidance

5.3 SPG section 2.3

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

6.2 Land use

The proposal to change the use of the existing offices to three self contained units together with the conversion of another two residential units to provide a further three units is welcomed, and in particular given the units are to be provided as affordable rented accommodation. The loss of small office units is considered acceptable given the lack of modern facilities and the growing need in residential accommodation in the borough. The housing is to be managed by RSL Origin. The proposal complies with policies SCL2, RE5, RE6, HG9, HG15, EC3 and EC5.

6.3 Transport

The site is located at a central London location, in close proximity to varied types of public transport and does not provide private residential parking. Accordingly, it is recommended to ensure that the site is provided and retained as car-free (to include 4 out of 6 units only, as 2 are existing), according to policies CL3, TR16 and TR17, as part of a section 106 legal agreement. Cycle storage provision on site may be impractical and may be possible within lobby or flats and therefore complies with policy TR22.

6.4 Car-free designation is required towards the flats to be created, to accord with policies TR16 & TR17.

6.5 Design

The disused lift shaft's removal at nos. 131-132 is considered welcomed and complies with policy EN31 and the small rear extension proposed would be subordinate to the main building and would not significantly affect the amenity of any neighbouring occupiers. No other external alterations are proposed. The CAAC's concerns are noted, however, it is considered that internal arrangements with regard to bathrooms cannot be controlled and not considered to be detrimental to the character and appearance of the conservation area.

6.6 Housing

The proposed floorspace would provide refurbished self-contained living accommodation with a shared circulation space leading to all six flats via a single entrance at no. 131-132 (entrance no. 130 is to be locked and disused); the internal arrangement and dimensions are considered acceptable on balance, considering the constraints of the site. The proposed mix of units includes the loss of a 5B unit, which is unfortunate given the need for family-size units. However, given the poor state of

the building and the constraints of the site the proposed mix is considered to cater for average single- to a range of small-families well. It is noted that LBC Housing supports this proposal.

6.7 Accordingly the proposal is considered to comply with policies EN1, HG4 and HG16.

6.8 Given the housing provision is below the required threshold of 5 new units and is for affordable housing, no contribution towards local education is required.

6.9 Amenity

The proposed units do not benefit from private amenity space, however, given the constraints of the site and its physical location it is considered acceptable and in compliance with policy HG13 and CL3. The site is also located at walking distance to Bloomsbury Square and Russell Square, which are public green areas. The proposed rear extension is not considered to create amenity issues and complies with policy RE2.

7. CONCLUSION

7.1 Accordingly, it is recommended to grant planning permission subject to section 106 to provide 4 out of the 6 units as car-free and to provide the accommodation as affordable (social rent).

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. SECTION 106 HEADS OF TERMS

(1) The development to be provided car-free.

(2) The housing to be provided as fully affordable (social rent).

10. RECOMMENDATIONS

10.1 That planning permission be granted subject to section 106 agreement and conditions.

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