

Address:	17-19 Barter Street London WC1A 2AH	
Application Number:	2005/1074/P	Officer: Tania Skelli-Yaoz
Ward:	Holborn & Covent Garden	Case File: 2005/1074/P
Date Received: 14/03/2005 Change of use from a training centre (Class D1) to residential use (Class C3) to provide 4 x 1 bed, 2 x 2 bed and 2 x 4 bed self contained flats. Drawing Numbers: Site location plan; 2726 D 02; 03; 04/C; 05/A, Acoustic report by Sharps Redmore Part. dated 6th July 2005		
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		<i>D1 Non-residential institution</i>	<i>727m²</i>
Proposed		<i>C3 Dwelling House</i>	<i>727m²</i>

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

OFFICERS' REPORT

Reason for Referral to Committee: the creation of 8 residential flats from the change of use of the building [clause 3(iii)] and involves the making of a planning obligation under Section 106 [clause 39vi)].

1. SITE

- 1.1. The site comprises of a five-storey plus basement corner building that is currently vacant and has recently been used as a training centre ancillary to 21 Barter Street and 2-3 Bloomsbury Square (offices). The site is not listed and is located within the Bloomsbury Conservation Area. It adjoins a listed building at no. 21.
- 1.2. The surrounding area is characterised by a mix of uses that includes residential and offices and a hall at 20 Bloomsbury Way.

2. THE PROPOSAL

Original

- 2.1 The proposal has been submitted in order to provide off-site housing in association with an office/retail redevelopment 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, intermediate and affordable housing, and intermediate and affordable housing forms the subject of this application. The subject site would provide 727sqm of residential floorspace, which accounts for some 35% of the total housing provision required by the commercial redevelopment of 125 High Holborn and accords with the requirements of policy RE5 and has been incorporated into the section 106 legal agreement of 125 High Holborn.
- 2.2 Permission is sought in order to change the use of the building from a training centre (Class D1) to residential use (Class C3) to provide 4 x 1 bed, 2 x 2 bed and 2 x 4 bed self contained flats as affordable and intermediate housing. The affordable housing would be located at basement to second floor levels and would comprise 2 x 4 bedroom, 1 x 2 bedroom and 1 x 1 bedroom flats. The intermediate housing would be located at third and fourth floor levels and would comprise 1 x 2 bedroom and 3 x 1 bedroom flats.

Revisions

- 2.3 The original mix of units was revised to include an additional 4-bedroom unit at the first floor level.

3. RELEVANT HISTORY

- 3.1 None for this site.
- 3.2 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. This site is known as 125 High Holborn.

- 3.3 The proposed off-site housing associated with the commercial redevelopment of 125 High Holborn is spread over three sites in the locality, 130-132 High Holborn, 17-19 Barter Street (the subject site) 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 and the latter as private 'market' accommodation, totalling at 2,380sqm.

4. CONSULTATIONS

Statutory Consultees

- 4.1 None.

Conservation Area Advisory Committee

- 4.2 Bloomsbury CAAC: Comment. No objections.

Adjoining Occupiers

	Original
<i>Number of Letters Sent</i>	<i>19</i>
<i>Number of responses Received</i>	<i>03</i>
<i>Number in Support</i>	<i>01</i>
<i>Number of Objections</i>	<i>02</i>

- 4.4 The Swedebourg Society, 20-21 Bloomsbury Way: objection. The building has been occupied by the Society since 1926 and holds music events on evenings and weekends. Concerns over future noise complaints from prospective residents at the subject site, during music performances.
- 4.5 London City Print, 18-20 Barter Street: objection. Concerns over loss of employment and impact on Conservation Area.

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
EN19 Amenity for occupiers and neighbours – complies
EN21 Alterations to existing buildings - complies
EN31 Character and appearance of conservation areas – complies
SC1 Retention and new provision of Class D1 uses - complies
HG9 Change of use to residential development – complies
HG11 Affordable housing – complies, subject to section 106
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 training centre into residential accommodation is welcomed. Although the Council would normally resist the loss of D1 uses, the existing training centre, currently vacant, has been used in conjunction with offices at 2-3 Bloomsbury Square (linked through 21 Barter Street, which has recently been granted permission to change use from training centre to residential [ref. 2005/1075]. The site has been used as an in-house training facility and did not serve the wider community. The proposed change of use is therefore considered acceptable. The housing is to be managed by Origin, who are a Registered Social Landlord. The proposal complies with policies SCL2, RE6, HG9, HG11, HG15 and SC1.

6.3 Transport

The site is located in a Central London location, in close proximity to varied types of public transport and does not provide private residential parking. Accordingly, it is recommended that the site provides and is retained as car-free housing according to policies CL3, TR16 and TR17, as part of a section 106 legal agreement.

6.4 Cycle storage is provided at basement level with a track for cycle wheels from ground floor to basement level and therefore complies with policy TR22.

6.5 Design

The removal of disused roof plant and ductwork to the rear is welcomed and complies with policy EN31. An existing doorway to the side elevation is to be removed and replaced with fenestration identical to the existing at this level. No other external alterations are proposed. It is therefore considered that the proposal would contribute to the enhancement of the character and appearance of the conservation area, and complies with policy EN31.

6.6 There is not considered to be any impact on the adjoining listed building.

6.7 Housing

The proposed floorspace provides self-contained living accommodation with a single main entrance at Barter Street. Following the proposed revisions, the proposed mix of units is considered acceptable and complies with policy HG16. The arrangement and dimensions are considered acceptable and the 4-bedroom unit at basement and ground floor would have some outdoor amenity space. Accordingly the proposal is considered to comply with policies EN1 and HG13.

- 6.8 Although the proposed family unit at first floor level would not have the benefit of its own amenity space it is considered suitable by LBC Housing. Moreover, the site is in close proximity to the open space at Bloomsbury Square.
- 6.9 The basement to second floors is intended to be let as affordable accommodation while the top two floors to be provided as intermediate housing. This is considered acceptable with LBC Policy Team.
- 6.10 Given the housing provision is for affordable housing; no contributions towards local education facilities are required.

6.11 Amenity

The occupiers of the adjoining Hall at 20 Bloomsbury Way have raised concerns over future residents being harmed by noise nuisance from the musical activities at the Hall. The Agents have therefore carried out a noise survey during and after a meeting in the Hall in the application site adjoining the relevant party wall with the Music Hall and found that there was no audible music throughout the event. It is therefore considered that no concerns should be raised with regard to this and the residents' amenity will be protected, in accordance with policy RE2.

7. CONCLUSION

- 7.1 Accordingly, it is recommended to grant planning permission subject to section 106 to provide the units as car-free and to provide the accommodation as affordable/intermediate housing.

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 affordable (basement to second floor) and intermediate (third and fourth floors).

10. RECOMMENDATIONS

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

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