

<b>Delegated Report Members' briefing</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	25/07/2006
				<b>Consultation Expiry Date:</b>	03/07/2006
<b>Officer</b>			<b>Application Number(s)</b>		
Jenny Fisher			1. 2006/2070/P 2. 2006/2350/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
27 - 29 Fitzroy Street London W1T 6DS			Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>
<b>Proposal(s)</b>					
1. The erection of a half width first and second floor rear extension, excavation and alterations to the rear elevation at basement level including the provision of new french doors and windows in connection with the change of use of the basement, ground, first and second floors from office use (Class B1a) to provide four x 2 bedroom residential units (Class C3) 2. Works associated with the erection of a half width first and second floor rear extension, excavation and alterations to the rear elevation at basement level including the provision of new french doors and windows in connection with the change of use of the basement, ground, first and second floors from office use (Class B1a) to provide four x 2 bedroom residential units (Class C3)					
<b>Recommendation(s):</b>		1. Grant planning permission subject to S.106 and conditions 2. Grant listed building consent with conditions			
<b>Application Type:</b>		1. Full Planning Permission 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>13</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
Summary of consultation responses:	<p>A letter of <b>support</b> has been received from <b>Flat 1, 32 Maple Street</b>. The letter supports the improvement of buildings and are 'especially delighted' that office space is being turned into residential space.</p> <p>No letters of objection have been received from neighbour consultation.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p><u>Charlotte Street Association</u></p> <p>Change of use from office – residential is welcome, but:</p> <ul style="list-style-type: none"> <li>a) Quality of drawings is poor for a listed building application, also drawings do not show the context of adjoining properties especially in respect of proposed rear extension additions;</li> <li>b) Mix should include at least 1 maisonette;</li> <li>c) Object to rear extension additions, bulk and possible detrimental effect for adjoining residents;</li> <li>d) Outlets for vents and ducts not shown on drawings, strong objection if front of listed building.</li> </ul> <p><u>Officer comment in response:</u></p> <ul style="list-style-type: none"> <li>a) Context checked on site; photos taken for Members' briefing</li> <li>b) Existing maisonette on top two floors</li> <li>c) Design issues discussed in assessment of report; no adverse impact on neighbours</li> <li>d) No outlets for electric boiler required</li> </ul>					

### Site Description

The premises are located on the south side of Fitzroy Street opposite Ramsey Hall student's residence. This is a six-storey building including basement level and extension at roof level. The lower floors are in office use (Class B1) with the top two floors in use as a self-contained maisonette. The property is grade II listed dating from c.1790. It is located within the Bloomsbury Conservation Area. The rear elevation is of modern construction with new sashes set beneath brick soldier courses and a single storey rear extension in the same style as the rebuilt rear elevation.

### Relevant History

None

### 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 UDP 2006

E2; H1; H7; H8; SD6; N4; N5; SD9; SD12; T3; T7; T8; T9

**SPG** - Paras. 2.3.7 - 2.3.9 – Space and room size

Bloomsbury C.A.Statement

## Assessment

### Loss of employment site

The application site comprises 321sqm of office floor space. Policy E2 seeks to retain existing employment use on sites considered suitable for the purpose. An exception is made when a change to residential or community use is proposed. The continued business use of this property is restricted by the lack of opportunities for flexible use, and housing is proposed. As a consequence the change of use proposed would not conflict with UDP policy. The application falls below the threshold of development that would be expected to contribute to open space as required by policy N4.

### Provision of housing

The provision of housing is a priority use and replacement UDP Policy H1 supports increases in residential accommodation. Policy H8 requires a mix of unit sizes; proposed are 4 x two bedroom units. H8 states the Council will consider the mix and sizes best suited to site conditions and the locality. The third and fourth floors, currently in residential use, form a maisonette; there is therefore already one large unit within the building. This is a listed building, and although there have been substantial alterations, any additional intervention of the building fabric should be kept to a minimum. It is considered that in this location, as a consequence of the constraints of the listing, and the fact there is already a large unit in the premises, the mix proposed is acceptable.

### Amenity

Policy SD6 aims to ensure development avoids harmful impact on local amenity. The rear of the property can be viewed, although not accessed, via Conway Mews. There is currently a 6m. high rendered wall marking the rear boundary of the site, and between this and the neighbouring properties either side. This would be raised in height to 12m. The extension would be half width; there would be no impact on the rear of the building to the east (No. 25). The open space created by the Mews allows sufficient daylight/sunlight into rear windows of the building the west (No. 31) and this would not be affected by the proposed extension.

Windows to the two master bedrooms would be installed in the east facing (side) elevation of the new extension. The nearest windows directly faced would be at least 12m. away to the rear of the public house on the corner of Fitzroy Street and Maple Street and No. 10 Maple Street. The new windows would not allow unreasonable opportunities for overlooking neighbouring premises.

It is considered that the rear extension would not harm the amenities of adjoining occupiers by reason of loss of sunlight/daylight or overlooking.

### Lifetime homes

Policy H7 encourages all new housing development, including changes of use and conversions, to be accessible to all. Part M of the Building Regulations does not require mobility standards to be met in changes to residential use. Building constraints, due to the property's listed building status, would make it difficult to create fully accessible apartments. Units would be on one level, although each of the flats would be accessed by stairs. The retention of an existing lift within the building has been explored. The lift has not been operational for some time and would need to be replaced. However, space available would not allow the installation of a lift that is wheelchair accessible, and it is likely to create a noise/vibration nuisance due the close proximity of the shaft to a second bedroom at each level. It is therefore considered that in this case the installation of a lift within the existing shaft would not be sustainable.

### Water, energy and resources

A specific target for energy generation is not applied to 'minor' developments.

### Development and construction waste

Emerging policy SD12 requires that adequate provision be made for the sorting and storage of waste materials. Refuse storage space should be sufficient to accommodate the necessary containers (including recyclables). The units on the first and second floor have a storage cupboard, however, it is unclear whether these will be used for the storage of waste. Adequate storage space should be provided for refuse and recyclables in an easily accessible location. An informative is recommended to remind the applicant that adequate space needs to be provided.

### Transport

The Council will only grant planning permission for development that makes satisfactory provision for pedestrians and cyclists. There is no space on this site for the provision of external cycle storage; there is an internal lobby 3m. x 1.8m. within which it may be possible to store 1 bike.

Although the development would not include car parking on site, there remains the potential for overspill parking onto surrounding streets. As this site has access to very good bus, tube and rail connections, in order to overcome objections relating to the existing capacity of on-street parking, and in order to comply with the Councils' strategic transport and sustainable development objectives, the scheme will need to be car-free such that future occupiers of the new dwelling will not be eligible for on-street parking. The applicant will be required to sign a legal agreement to secure car free development.

### Design

The property was substantially rebuilt during the 1970s and internally retains absolutely no features of interest. Given the modern character of the interior of the building there are no conservation objections to the proposed internal alterations.

A two-storey addition would be erected above the existing rear extension. This would be built in the same style as the rear elevation and existing extension, with a flat roof and sash windows. The extension would terminate one floor below eaves level and only extend across 2 of the 4 bays of the building. Below the existing extension the building would be excavated to a depth of 1.6m. This would allow space for an additional (16m<sup>2</sup>) for a second bedroom in the basement flat proposed; it would open onto a small terrace.

Given the rebuilt character of the rear of the building and the mixed townscape character of surrounding buildings when viewed from Conway Mews, the design, bulk and massing of the extension is acceptable. It is considered that this proposal will have no detrimental impact on the special interest of the listed building or the character and appearance of the Bloomsbury Conservation Area.

Given all of the aforementioned the applications are considered acceptable and are accordingly recommend for the grant of planning permission and listed building consent subject to conditions and S.106 car free agreement.

### **Disclaimer**

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