



**PLANNING APPLICATION FOR 5 NEW RESIDENTIAL FLATS
124 – 132 CLERKENWELL ROAD LONDON EC1R 5DL**

JUSTIFICATION STATEMENT

SITE

The building is situated on the northern side of Clerkenwell Road and fronts St Peters Roman Catholic Church. It is constructed on basement to fourth floors. The building was constructed around the turn of the 20th Century but underwent significant modification and alteration in 1974/5 during which time the fourth floor was added to the structure.

The building is constructed with western and eastern wings leading off from central staircase / passenger lift lobbies.

The ground floor and basement floors of the western flank are occupied by St Peters Roman Catholic Church as a church meeting rooms. The basement of the eastern flank is used as an office. The ground floor, whilst vacant, remains let to an estate agent. The disused parts on the first, second and third floors (east) were formerly in office use and have been vacant for periods up to three years.

The third floor (west) and the fourth floor (west) and (east) comprise three existing residential flats.

The building lies along the northern fringe of the Hatton Garden Conservation Area.

The lawful uses of the building are considered to be as follows:

Floor	West	East
Basement	D1 (non residential institution)	B1(a) Offices
Ground	D1 (non residential institution)	
First	B1(a) Offices (vacant)	B1(a) Offices (vacant)
Second	B1(a) Offices (vacant)	B1(a) Offices (vacant)
Third	C3 Residential Flat	B1(a) Offices (vacant)
Fourth	C3 Residential Flat	C3 Residential Flat

THE PROPOSAL

The proposal is for change of use of the the first and second floors and the third floor (east) from Class B1(a) to Class C3 use to form three, new three bed-roomed family units on the first, second and third floors (east) and two, two bed-roomed family units on the first and second floors (west).

RELEVANT HISTORY

Reference Date	Description	Decision and Date
14518 18 August 1972	Alterations to Nos 124/132 Clerkenwell Road EC1 including the erection of of a new fourth floor in connection with the use of the basement as part of residential storage, part light industrial storage, the ground floor for light industry the first and second floors as offices, the third floor part residential, part office and the new top floor for residential.	Granted Date illegible
16991 26 July 1973	Alterations including the change of use of the basement from storage and offices to part residential storage, the ground floor from offices to light industry, the first floor from light industry and offices to offices, the second floor from light industry and offices to offices, and the third floor from light industry to part residential, and the erection of a new fourth floor for residential use.	Granted 11 Jan 1974
9502109 18 December 1995	Change of use of ground floor offices east from B1 (offices) to A2 (financial and professional services as shown on one un-numbered plan.	Granted 28 February 1995
9500212 7 February 1995	Change of use of part basement and part third floor from residential to office as shown on 2 * unnumbered drawings.	Granted 21 April 1995
9501531 21 August 1995	Change of use of part of the basement from residential storage to use within Class B1 of the Town and Country Planning (Use Classes) Order 1987.	Granted 20 October 1995
0105451 10 December	Change of use of the eastern part of the ground floor from estate agent (Class A2)	Granted 18 April 2002

2001	to offices (Class B1), as shown on drawing number; 0002 (PL) 01.	
0204142 7 February 2002	The change of use of part basement and ground floor from B1 (office) to D1 (non residential institution), as shown on drawing numbers; JB01; JB01/00.02; 01.02.	Granted 8 July 2002

POLICIES

London Plan 2004

Camden Unitary Development Plan 2000

RE2	Residential amenity and environment
RE6	Planning obligations
EN7	Noise and disturbance
EN31	Character and appearance of conservation area
TR16	Car free housing
TR17	Residential parking standards
TR22	Cycling
HG9	Change of use to residential accommodation
HG15	The provision of a mixed range of housing
EC3	Retention of employment uses

Supplementary Planning Guidance

Hatton Garden Conservation Area Statement

SUPPORT STATEMENT

The principle of change of use

The provision of additional residential stock is a central aim of the Camden UDP. Policy HG1 states that the Council regards housing as a priority issue and will seek to secure additions to the housing stock wherever possible. Policy HG8 seeks to increase the amount of land in residential use, and make the fullest use of under-utilised sites and buildings considered suitable for residential development. Policy HG9 encourages the conversion to residential use of buildings in other uses which are considered to be surplus to requirements.

The offices have are vacant: with one floor vacant in for a period in excess of two years. It is suggested that having regard to the nature and recent usage of the accommodation, the presumption under the UDP housing policies provide a justifiable exception from policy EC3 (which makes a presumption in favour of retaining existing floor-space) for the reason that a change of use from office (Class B1a) to permanent residential use is regarded within the UDP as particularly welcome.

Statistically it can be shown that there has historically been an oversupply of secondary office suites of less than 1,000 m² within the immediate area. It is

forecast that such over-supply is unlikely to change in the medium term. The Applicants have been advised that even with a positive change in current market conditions re-letting of the whole of the office accommodation will be very difficult to achieve within the short to medium term.

In the subject case the fourth floor and the eastern half of the third floor are already in residential use and share the common landings and other facilities. It is considered that new residential uses will provide a more neighbourly and therefore appropriate with the existing residential flats than the former B1(a) uses.

Housing Mix

Policy HG15 seeks to ensure that new residential development should include an appropriate mix of housing type and sizes.

The proposed conversion is to provide a mixture of housing types within the existing special envelopes, being three, three bed-roomed family style and two, two bed-roomed flats. This mix is therefore regarded as being in conformity with the UDP policy.

The flats are intended for letting within the private rented sector. The UDP notes an increasing shortage of this type of provision.



Transport and Associated Issues

The proposal does not include provision for parking spaces as there is no suitable land for this purpose within the curtilage of the site. The Applicants are therefore prepared to commit, by way of a s106 Agreement to a car-free housing arrangement in line with policy TR16.

The existing building envelope is such that the ground and basement floors of the building are already let or fully occupied by other parties and there is insufficient space to provide cycle storage space within the existing ground floor lobby area. The Applicant suggest that the existing WC areas on the first and second floor half landings, which are shown for refuse storage, are sufficiently large enough to become dual use cycle / refuse stores if this is likely to become a planning condition having regard to policy TR22.

Educational Contribution

The development provides 5 No new dwellings. On approval the owner would commit to a S106 agreement with a view to making an appropriate educational contribution in accordance with RP6 and SPG.

HBSV Chartered Surveyors

15 October 2004