

APPENDIX 3

Ms Louise Turley
FT Architects Ltd
Hamilton House
Mabledon Place
London
WC1H 9BB

Application Ref: **2011/6466/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

16 February 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
**28 MUSEUM STREET
LONDON
WC1A 1LH**

Proposal:

Change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3), formation of a terrace at rear 1st floor level, and formation of a terrace at roof level with installation of decking and balustrading at front and rear.

Drawing Nos: Site location plan; 200_04_01; 02; 03; 04; 05; 11 Rev B; 12 Rev A; 13 Rev A; 14; 15; 16; 17

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 200_04_11 Rev B; 12 Rev A; 13 Rev A; 14; 15; 16; 17

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 the proposed cycle storage area for 1x cycle shall be provided in its entirety prior to the first occupation of any of the new unit, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies..

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between

dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage), CS18 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ

Disclaimer

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Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		16/02/2012	
		N/A / attached		Consultation Expiry Date:		16/02/2012	
Officer				Application Number(s)			
Rob Tulloch				(i) 2011/6466/P (ii) 2012/0260/L			
Application Address				Drawing Numbers			
28 Museum Street London WC1A 1LH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3), formation of a terrace at rear 1st floor level, and formation of a terrace at roof level with installation of decking and balustrading at front and rear. (ii) Internal and external alterations in association with the change of use of first, second and third floors from office (Class B1) to 1 x 2 bed maisonette (Class C3), including the formation of a terrace at rear 1st floor level, and formation of a terrace at roof level with installation of decking and balustrading at front and rear.							
Recommendation(s):		(i) Grant Planning Permission Subject to a Section 106 Legal Agreement (ii) Grant Listed Building Consent					
Application Type:		(i) Full Planning Application (ii) Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	16	No. of responses	01	No. of objections	01	
Summary of consultation responses:	Site notice 17/01/2012 Press advert 26/01/2012 The occupier of 2 nd & 3 rd Floors 29 Museum Street objects: "Should it in any way impinge, cause damage or materially cause loss of amenity or privacy and seclusion to their premises" Officer response: see paragraphs 5.1 - 5.2						
CAAC/Local group comments:	Bloomsbury CAAC have no comment						
Site Description							
The building is Grade II listed and is located within the Bloomsbury Conservation Area. It dates from 1855-64 and forms part of a wider group of 7 terraced listed houses on the west side of Museum Street. It is 4 storeys high plus basement, 3 bays wide and has a stucco façade decorated with embellishments including moulded window surrounds, dentilled cornices, architraved oculi and quoins. The interior retains many of its original features including staircase, doors to lower levels, joinery and plasterwork. The upper floor has been modernised. The layout is almost in its original form. At present the basement and ground floor is in use as a café/pancake shop, with the upper floors being vacant having most recently been in office use (Class B1). It is also located within the Central London Area, a clear zone area, an archaeological priority area, land identified as being potentially contaminated and a specialist shopping area (Museum Street Local							

Area). The surrounding area is a mix of retail, restaurant and café, public house, commercial and residential properties, with buildings of similar height and style to that of the application site. The residential uses are predominantly at upper floor level.

Relevant History

2011/5016/P Change of use of the 1st to 3rd floors from offices (Class B1) to 1x4 bed maisonette (Class C3), replacement of a window with door to the rear elevation in association with the installation of new balustrade and planters to form an external terrace at rear 1st floor level, the use of existing flat roof as roof terrace with associated works and alterations to fenestration on front and rear elevations. Refused 20/12/2011.

The three reasons for refusal were (i) the inaccurate, inconsistent and lack of detailed drawings were considered to be detrimental to the character of the host building, streetscene and the character and appearance of the Conservation Area, harmful to the amenity of neighbouring and nearby occupiers and harmful to the function of the basement and ground floor operations (ii) the proposed external alterations, by reason of their detailed design, considered to be detrimental to the character of the host building, the streetscene and the character and appearance of the Conservation Area (iii) the absence of a legal agreement to secure car-free housing.

2011/5020/L Change of use of the 1st to 3rd floors from offices (Class B1) to 1x4 bed maisonette (Class C3), the relocation of existing stairs to the rear of the building, replacement of a window with door to the rear elevation in association with the installation of new balustrade and planters to form an external terrace at rear 1st floor level, the use of existing flat roof as roof terrace with associated works and alterations to fenestration on front and rear elevations and associated internal alterations. Refused 20/12/2011.

The two reasons for the refusal of listed building consent were (i) the loss of historic fabric, impact on plan form, proportions and decorative features and detailed design, were considered to be detrimental to the special architectural and historic interest of the grade II listed building (ii) the inaccurate, inconsistent and lack of detailed drawings.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS11 Promoting sustainable and efficient travel
CS14 Promoting high quality places and conserving our heritage
CS18 Dealing with our waste and encouraging recycling
CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing
DP6 Lifetime homes and wheelchair homes
DP13 Employment sites and premises
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and the availability of car parking
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Revised Planning Guidance for Central London: Food, Drink and Entertainment, Specialist and Retail Uses

Assessment

1 Proposal

1.1 The proposal is for the change of use of the 1st to 3rd floors from offices (Class B1) to 1 x 2 bed maisonette (Class C3) and the installation of new balustrade and planters to form a roof terrace at rear 1st floor level, the use of existing flat roof as roof terrace (again with associated balustrades and planters). The main issues are:

- Land use
- Design/Listed building
- Amenity
- Transport

1.2 Revision

The original application for listed building consent featured dropped ceilings in the rear rooms to accommodate ducting and pipework from the kitchen and bathrooms. This was considered harmful to the special interest of the listed building and the application has been revised so that the extract ducting from the kitchen and bathrooms are concealed within cupboards, and the pipework follows joists to an existing riser in the staircase. The scheme has also been revised so that refuse storage is internal and cycle storage is secure at ground floor level.

1.3 Previous applications

This is a re-submission of a recently refused applications for planning permission and listed building consent (see history section). One reason for refusal was inaccurate/insufficient plans, it is now considered that the submitted plans are adequate. Another reason was the lack of a legal agreement for car-free housing, the applicants have now agreed a draft agreement.

1.4 The main reasons for refusal were the detrimental impact of the changes on the listed building, street scene and conservation area which will be addressed in the design section. The original application raised no objection in terms of the change of use or amenity and considered that the objections could be overcome by the submission of accurate plans, the retention of the existing staircase and the repositioning of partitions and servicing.

2 Land use

2.1 The proposal involves the change of use of the upper three floors from office to one residential unit. In terms of the office accommodation the applicant has provided commentary in respect of the unit being vacant since October 2010 (14 months) and outlining why the premises is no longer suitable for continued business use (conditions, listed nature, incompatibility with other business uses) and a schedule of other nearby premises being available in the local area. On balance the level of information is considered to be sufficient to justify the principle of the loss of office accommodation at the site in line with CS8 and DP13.

2.2 Turning to the proposed use, housing is the priority land use of the LDF and will lead to an increase in the housing stock in the borough. Thus the principle of development is considered to be acceptable.

3 Quality of accommodation

The proposed two bed unit would be approximately 150sqm with bedrooms of 20sqm. This is well in excess of the minimum room size and overall flat size standards of the LDF and London Plan 2011. The upper floors would have adequate daylight and ventilation. As such it is acknowledged that the proposed accommodation would create a suitable standard of accommodation for future occupiers.

3.1 A Lifetime Homes statement has been submitted, indicating that some of the standards will be met. The listed nature of the building means it is not possible for all standards to be met, which

is acknowledged and in line with policy DP6. The Lifetime Home features proposed would be secured via condition.

- 3.2 The proposals indicate secure cycle storage at ground floor level which is deep enough to accommodate a cycle without it having to be lifted up into the vertical position in line with the Council's cycle storage standards. Waste storage is proposed internally at first floor level and is considered acceptable for a two bedroom flat and would not affect the commercial unit below.

4 Design

- 4.1 Although the upper floors have been modernised, their layout is virtually unchanged. The proposal does not seek any additional subdivision and consists mainly of infilling non-original door openings and installing two bathrooms. It is no longer proposed to re-locate of the original staircase which was a major concern.

- 4.2 Ground Floor
no changes proposed

- 4.3 First Floor
The staircase would be retained, in the previous application it was to be re-located
The window to rear is to be retained, the previous application sought to replace it with French doors to access the terrace
The original door/architraves would be retained
The application has been revised to remove the suspended ceilings to conceal pipe work, and the pipework would now be located within the kitchen units

- 4.4 Second Floor
The staircase would be retained
The application has been revised to remove the suspended ceilings to conceal pipe work, the pipework would now be located within the kitchen units on floor below or run within floor void to an existing service riser in the corridor (this would not impact upon joists).

- 4.5 Third Floor Level
The staircase would be retained
The application has been revised to remove the suspended ceilings to conceal pipe work, the pipework would now be located within the kitchen units on floor below or run within floor void to an existing service riser in the corridor (this would not impact upon joists).
The subdivision for the front room to provide a bathroom has been omitted

- 4.6 As such the harmful alterations of the previous application have been overcome, and the proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance, with a condition requiring further details of the doors, balustrading and service runs.

5 Amenity

- 5.1 In terms of the overlooking / outlook / sunlight and daylight and noise and disturbance matters, it was considered unlikely in the previous applications that the proposals would lead to such a detrimental impact on neighbouring amenity to result in the refusal of the application. In relation to the first floor terrace, although there are some nearby windows on adjacent properties none of these appear to serve habitable residential windows. An objection has been received from commercial premises occupying the 2nd and 3rd floors of no. 29, but there would be no direct views to their windows. Their second floor window could be view obliquely, but its sill is 4.5m above the level of the terrace so it is not considered that there would be significant

overlooking to this window. Thus no objections are raised in these regards to the first floor terrace.

5.2 In relation to the roof terrace it was not possible to gain access to the existing terrace, however based on aerial photographs and those provided by the agent, it is unlikely that any significant amenity impact is envisaged. The roof mainly looks out onto other rooftops, and there would be no view of no. 29.

5.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

6 Transport

6.1 There is no vehicular access within the site and access to public transport is classified as excellent (PTAL 6b). Museum Street is also located in the Clear Zone Region, meaning the whole surrounding area is considered to suffer from parking stress. Furthermore, the site is located within a Controlled Parking Zone (CPZ), where parking stress levels in 2007 were 1.44:1, significantly above the 0.9:1 threshold where car-free housing is sought. In line with policy DP18 the new residential accommodation should be made car-free.

6.2 The scale of the development, featuring very little internal alterations is such that a Construction Management Plan is not considered to be required.

7 Recommendation: Grant Planning Permission Subject to a Section 106 Legal Agreement Grant Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th February 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>



GENERAL NOTES:
DO NOT SCALE FROM THIS
DRAWING.
ALL DIMENSIONS MUST BE
CHECKED ON SITE AND ANY
DISCREPANCIES VERIFIED WITH
THE ARCHITECT.

Rev A. 07.102.11

Note re existing retained riser
added: service routes to new
staircase to be concealed within
existing furniture or
fixed between joists, back to
existing rear)

CLIENT

DR MASHRU

JOB TITLE

28 MUSEUM STREET
LONDON WC1

DRAWING TITLE

PROPOSED 2ND, 3RD
AND ROOF PLANS

SCALE

1:100@A3

DATE

20.12.11

FT ARCHITECTS LTD

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DRAWING No

200_04_12

REVISION

A

KEY
Span of joists
New lightweight partitions
Existing structure removed
Existing structure made good

SCALE

0 (metres)

5

PROPOSED ROOF PLAN

PROPOSED THIRD FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

