

## APPENDIX 4

Stephen Turvil  
Stephen Turvil Architects Ltd  
51A Upland Road  
LONDON  
SE22 9EF

Application Ref: **2011/5960/P**  
Please ask for: **Lauren McMahon**  
Telephone: 020 7974 **6807**

17 May 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:  
**31 Museum Street**  
**London**  
**WC1A 1LH**

**Proposal:**

Change of use from office (Class B1) to residential (Class C3) at first, second, third and fourth floor levels to create a 3 bedroom self contained flat and associated alterations including screening around the existing first floor rear terrace; replacement of existing rear French doors at first floor level; replacement of existing third floor rear window; creation of a new opening to the rear at the half landing; extension of existing access structure at roof level; new balustrade and screening around the existing roof terrace; new drainage pipes to the rear and various internal alterations.

Drawing Nos: 0197-100 (Site Plan); 0197-101; 102; 103; 104; 105; 106; 201B; 202B; 203B; 204B; 205A; 206A; Planning report, prepared by Stephen Turvil Architects, dated November 2011; and Lifetime Homes Assessment, prepared by Stephen Turvil Architects, dated December 2011.

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: 0197-100 (Site Plan); 0197-101; 102; 103; 104; 105; 106; 201B; 202B; 203B; 204B; 205A; 206A; Planning report, prepared by Stephen Turvil Architects, dated November 2011; and Lifetime Homes Assessment, prepared by Stephen Turvil Architects, dated December 2011.

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

- 4 Before the use commences sound insulation shall be provided between the existing shop and the approved residential dwelling by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The cycle storage area hereby approved for one cycle shall be provided in its entirety prior to the first occupation 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies..

- 6 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 any of the new residential units 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), CS3 (Other highly accessible areas), 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), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS17 (Making Camden a safer place), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), 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), DP19 (Managing the impact of

parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access), DP32 (Air quality and Camden's Clear Zone).

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<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/02/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>26/01/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Lauren McMahon				a) 2011/5960/P b) 2011/5961/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
31 Museum Street London WC1A 1LH				Refer to draft decision notices.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<p>a) Change of use from office (Class B1) to residential (Class C3) at first, second, third and fourth floor levels to create a 3 bedroom self contained flat and associated alterations including screening around the existing first floor rear terrace; replacement of existing rear French doors at first floor level; replacement of existing third floor rear window; creation of a new opening to the rear at the half landing; extension of existing access structure at roof level; new balustrade and screening around the existing roof terrace; new drainage pipes to the rear and various internal alterations..</p> <p>b) Internal and external alterations including new screening around the existing first floor rear terrace; replacement of existing rear French doors at first floor level; replacement of existing third floor rear window; creation of a new opening to the rear at the half landing; extension of existing access structure at roof level; new balustrade and screening around the existing roof terrace; and new drainage pipes to the rear in connection with the change of use of the first, second, third and fourth floor levels from office (Class B1) to residential (Class C3).</p>							
<b>Recommendation(s):</b>		a) Grant full planning permission subject to S106 Legal Agreement b) Grant listed building consent					
<b>Application Type:</b>		a) Full planning permission b) Listed building consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notices					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>17</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The application was advertised in the local press Ham & High from 05/01/12 to 26/01/12 and a site notice was displayed from 23/12/11 to 13/01/12.  No response.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Bloomsbury CAAC: no comments.					

## Site Description

The application site comprises a four-storey building with a basement level which is grade II listed and forms part of a significant row of 7 terraces dating from 1855-64. The site is located on the southern side of Museum Street. Adjoining to the north and south are similar properties with ground floor retail, to the west are the rear of properties fronting Coptic Street and opposite are similar properties. The building comprises retail use (Class A1) at the ground and basement floor levels and office use (Class B1) at the first, second and third floor levels. The subject site is located within the Bloomsbury Conservation Area.

## Relevant History

Planning permission was granted on the 20/11/1985 for erection of a rear extension at third floor level and provision of pavement lights to the basement area (referenced 8501565).

Listed building consent was granted on the 20/11/1985 for alterations to the interior involving the separation of the retail from the office accommodation on the upper floors, erection of a rear toilet and provision of new pavement lights and other minor internal alterations (referenced 8570290).

Planning permission was granted on the 30/03/1981 for the use of the ground floor as a retail shop with ancillary storage in the basement, and the first, second and third floors as offices (referenced N14/28/10/31690).

## Relevant policies

### LDF Core Strategy

- CS1 Distribution of growth
- CS3 Other highly accessible areas
- 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
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS17 Making Camden a safer place
- CS19 Delivering and monitoring the Core Strategy

### Development Policies

- DP1 Mixed use development
- DP2 Making full use of Camden's capacity for housing
- DP5 Homes of different sizes
- 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
- DP19 Managing the impact of parking
- DP20 Movement of goods and materials
- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration
- DP29 Improving access
- DP32 Air quality and Camden's Clear Zone

## Assessment

### Proposal

The application seeks permission to change the use of the first, second, third and fourth floor levels from Class B1 Office use to Class C3 residential with the ground and basement floor levels to remain as a shop use (Class A1). The proposed C3 use would create a 3 bedroom self contained flat (total proposed floorspace of 159.9 sqm) which would incorporate a cycle parking space at the mezzanine level. The existing ground floor door (positioned adjacent to the northern boundary) provides access to the entrance lobby and a new internal door at the bottom of the stairwell will provide access to the residential use. The entrance lobby also serves as a fire escape for the retail use. There are no works proposed to the retail use and the shop entrance is to remain (which is through the ground floor door positioned in the centre of the shop front).

The application would incorporate various external alterations which include:

- New slatted hardwood screening (1.2m high) with galvanised steel posts around the perimeter of the existing first floor rear terrace;
- Replace the existing first floor rear French doors with new timber framed double glazed French doors;
- Replace existing third floor rear casement window with a new timber framed sash window;
- Creation of an opening to the rear of the half landing with a new timber framed sash window;
- Extension of the existing access structure at roof level to create a new storage cupboard (additional floorspace 4 sqm) with a new timber door along the southern elevation;
- New metal balustrade (1.1m high) along the western elevation of the existing roof terrace;
- New slatted hardwood screening (1.8m high) with galvanised steel posts along the north elevation of the existing roof terrace; and
- New rainwater outlet and replace cast iron downpipes.

The application would also incorporate various internal alterations with the main being: a new timber door to the bottom of the stairwell at the ground floor; enlarge the existing opening (between the proposed kitchen and reception room) at the first floor and create a shower room at the third floor with new studwork partitions to be erected and shower room fittings to be installed.

Amendments were made to the scheme following Council's Conservation and Design comments, the main being: the proposed internal partition wall separating the entrance lobby and residential use was repositioned from the first floor level to the ground floor; the proposed screen to the roof terrace was setback a further 1m from the front elevation; and a new metal balustrade to the roof terrace was incorporated in the scheme.

### Loss of employment use

The proposal seeks to change the use at the first, second, third and fourth floor levels from B1 office use to C3 residential use and therefore the loss of employment is an issue for consideration.

Paragraph 8.8 of CS8 confirms that the future supply of offices in the borough can meet future demand and consequently, the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing. Policy DP13 states that where it can be demonstrated that a site is not suitable for any business use, the Council may allow a change to permanent residential uses.

Evidence suggests that the property has been occupied as office and retail use since 1981 (refer to



relevant history section above). The first, second, third and fourth floor levels are currently occupied as office space. Given the layout of the property it appears that it was formerly used as a house prior to its office and retail use.

When assessing applications for a change of use the Council will consider whether there is potential for that use to continue. The site is not located in a Industry Area, is not suitable for a mix of uses including light industry and local distribution warehousing, it is not possible to be serviced by means other than a car, it has restricted on-site vehicle space for servicing and it is not close to other noise generating uses. Therefore the building could not be used for flexible employment uses such as B1c light industry or B8 storage/warehousing uses.

Furthermore, the nature of the building does not readily lend itself to employment floorspace: there are no lifts for the upper floors, the floors are serviced by narrow staircases and the internal layout is not flexible enough to allow for a range of employment generating uses. Given the building is listed it is difficult to achieve flexible and open space employment spaces without destroying the historical fabric. The host building is considered to be unsuitable for its continued employment use and therefore the loss of office space is considered to be satisfactory with regard to policies CS8 and DP13 in the LDF.

### **Standard of the proposed residential accommodation**

The proposed 3 bedroom residential dwelling will be located on the first, second, third and fourth floors. The level of sunlight and daylight to the habitable rooms on the first and second floor levels are considered to be acceptable for the future occupants. The floor to ceiling heights of the habitable rooms would exceed 2.3m on the first, second, third and fourth floors. All habitable rooms would have access to ventilation. The building contains an existing first floor rear terrace and a roof terrace and thus the occupants will have access to private open space. The residential properties to the rear would not detrimentally impact upon the future occupants with regard to overlooking.

Building regulations would ensure that the sound proofing between the residential and retail use to protect the future occupant's residential amenities. The applicant has provided written detail of the installation of sound proofing between retail and residential use. To ensure the protection of future residential occupants, a condition would also be attached which would require soundproofing to be provided.

The retail and residential use have separate entrances. The existing ground floor door (positioned adjacent to the northern boundary) provides access to the entrance lobby and a new internal door at the bottom of the stairwell will provide access to the residential use. The entrance lobby also serves as a fire escape for the retail use. The shop entrance is to remain as existing (which is through the ground floor door positioned in the centre of the shop front).

Lifetime homes have been considered as part of the proposal. As the proposal is a change of use it has not been possible to meet all of the 16 criteria. However where the criteria cannot be met a justification has been provided. In summary the proposed residential dwelling is considered to provide an acceptable level of amenity to the future occupants.

### **Design and appearance**

The subject building is grade II listed and is located within the Bloomsbury Conservation Area. Various internal works are proposed as part of the application, these works are considered to be acceptable however further details are to be requested via condition of the acoustic separation through the first floor and the proposed airbricks to the rear elevation.

The proposal seeks to extend the existing access structure at roof level to create a new storage cupboard which would provide an additional 4 sqm of floorspace. The extension would be rendered to match the existing and would incorporate a new timber door along the southern elevation. The extension has been carefully designed to retain the existing chimney stack. The extension would only be visible from the upper floors of buildings to the rear (in views from the front and sides it would be

screened by the front parapet and chimney stacks) and although the pitch would be steepened it would not unbalance the relationship with no. 32 Museum Street to an extent that would be considered harmful.

The proposal seeks to install a new metal balustrade (1.1m high) along the western elevation (between the party wall with no. 30 Museum Street and the access structure) of the existing roof terrace and a new slatted hardwood screening (1.8m high) with galvanised steel posts along the north elevation of the existing roof terrace. The proposed balustrade and screening would not be highly visible from the public realm and is considered to be acceptable in this regard.

A new opening is to be created to the rear of the half landing (at the fourth floor) with a new timber framed sash window. Whilst no window exist on its symmetrical pair (no. 32 Museum Street) it is noted that the composition has been somewhat unbalanced by the existing extension at no. 32. The proposed window is appropriately designed and would sit comfortably within the hierarchy of the façade and therefore it is considered acceptable. The new first floor rear French doors and third floor rear window are considered to be more in keeping with the property.

The proposed slatted hardwood screening (1.2m high) around the perimeter of the existing first floor rear terrace is considered to be sympathetic to the existing building and would be seen amongst a number of lantern lights and other features.

Overall the proposed alterations and additions are considered to preserve the listed building and the character and appearance of the Bloomsbury Conservation Area.

### **Amenity**

Given the terraces (at the first floor and roof level) are existing they would not create any further overlooking or noise disturbance to neighbouring properties than currently experienced. The second, third and fourth floor rear windows are not off habitable rooms and therefore would not be highly used or cause significant overlooking to surrounding neighbours. The proposal would not significantly impact upon the sunlight or daylight to the adjoining neighbours.

### **Transport**

The Public Transport Accessibility Level is 6b which is the highest rating; the application site is within walking distance of Holborn tube station and various bus routes accessible at New Oxford Street. Accordingly the new residential dwelling should be secured as car free. This would be secured by a Section 106 legal agreement.

The application includes one cycle parking bay at the mezzanine level, for the residential use. A condition would be attached to any permission granted requiring this to be provided prior to occupation of the new unit.

### **Sustainability**

Council guidance in CPG section 4 requires that at least 10% of the project cost should be spent on improvements to the energy efficiency rating of a building that is subject to a change of use. The application site is grade II listed and it is acknowledged that the special features need to be conserved and thus it is difficult to achieve the 10% target as stipulated. Given the constraints of the subject site it would be difficult to reach the 10% target and therefore the proposal is considered to be satisfactory in this regard.

**Recommendation:** Grant Planning Permission and Listed Building Consent.

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REV	DESCRIPTION	DATE
A	Minor plan amendments to correspond with 200 series data changes	12-12-11

GROUND FLOOR = 11.5 sq m  
MEZZANINE = 4 sq m  
FIRST FLOOR = 47 sq m  
SECOND FLOOR = 44 sq m  
THIRD FLOOR = 44 sq m  
FOURTH FLOOR = 9.3 sq m  
TOTAL = 156.9 Sq m (1,721 sq ft)

**GROUND FLOOR**  
Entrance lobby = 11.0 sq m  
**MEZZANINE**  
Lift cupboard = 2.3 sq m  
Hall landing = 1.6 sq m

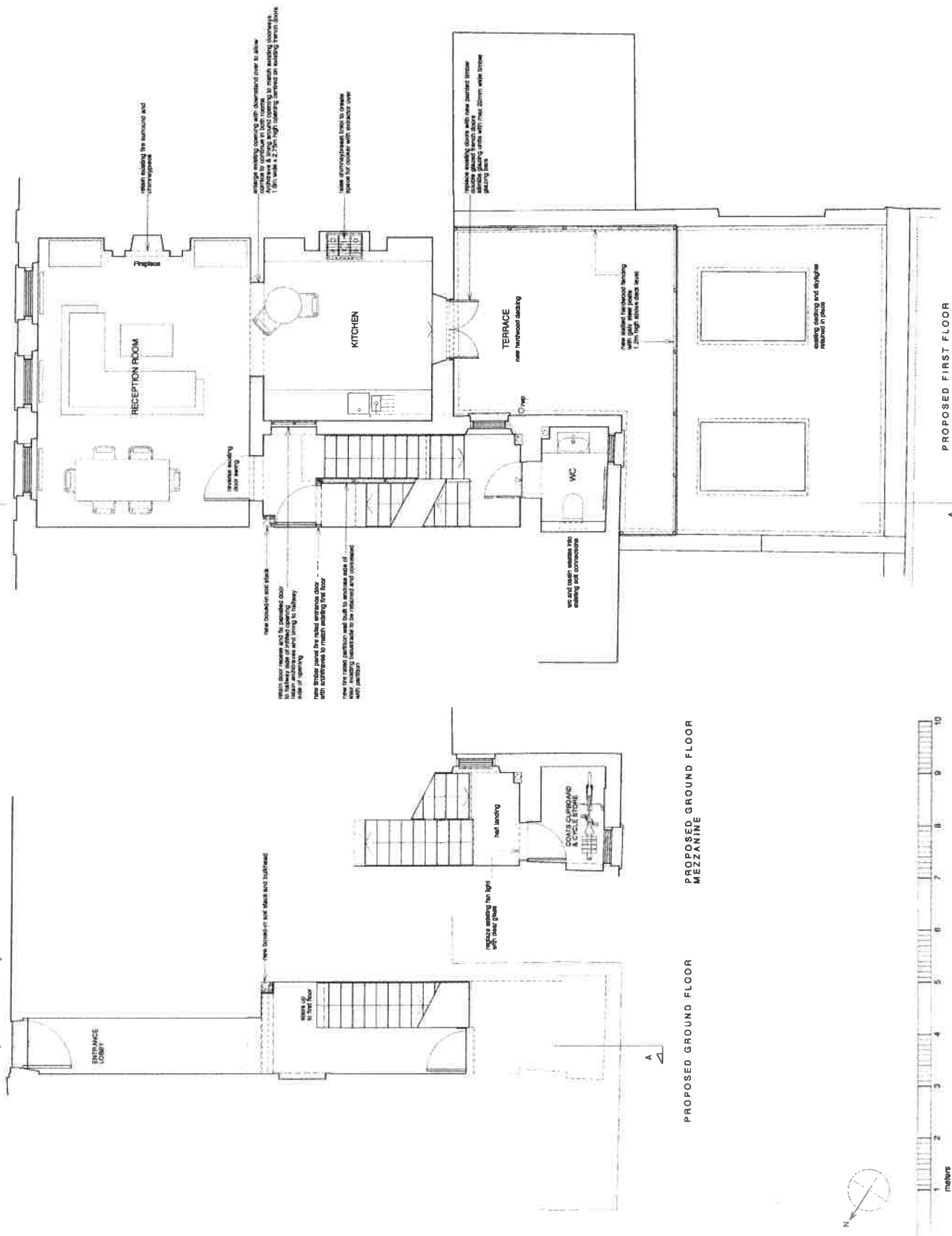
**FIRST FLOOR**  
Reception lobby = 20 sq m  
Lift lobby = 11.6 sq m  
Lift cupboard = 1.5 sq m  
WC = 2.5 sq m  
First floor landing = 2.7 sq m

**SECOND FLOOR**  
Lift lobby = 2.2 sq m  
Bedroom = 11.2 sq m  
Second floor landing = 3.9 sq m

**THIRD FLOOR**  
Bedroom 2 = 14.4 sq m  
Bedroom 3 = 14.4 sq m  
Bedroom 4 = 14.4 sq m  
Third floor landing = 4.5 sq m  
Services cupboard = 0.6 sq m

**FOURTH FLOOR**  
Landing = 17.6 sq m  
Services cupboard = 2.8 sq m

**ROOF**  
Roof terrace = 34.8 sq m



CLIENT  
Vernon Smith Ltd.

31 Museum Street  
London WC1A 1LH

Proposed ground &amp; first floor plans

DRAWING NO.	SCALE	DATE
0197-201A	1:50@A2	Nov. 2011

STATUS  
Planning

Stephen Turvil Architects

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All dimensions to be checked on site.  
Any errors or omissions must be reported  
to the architect.

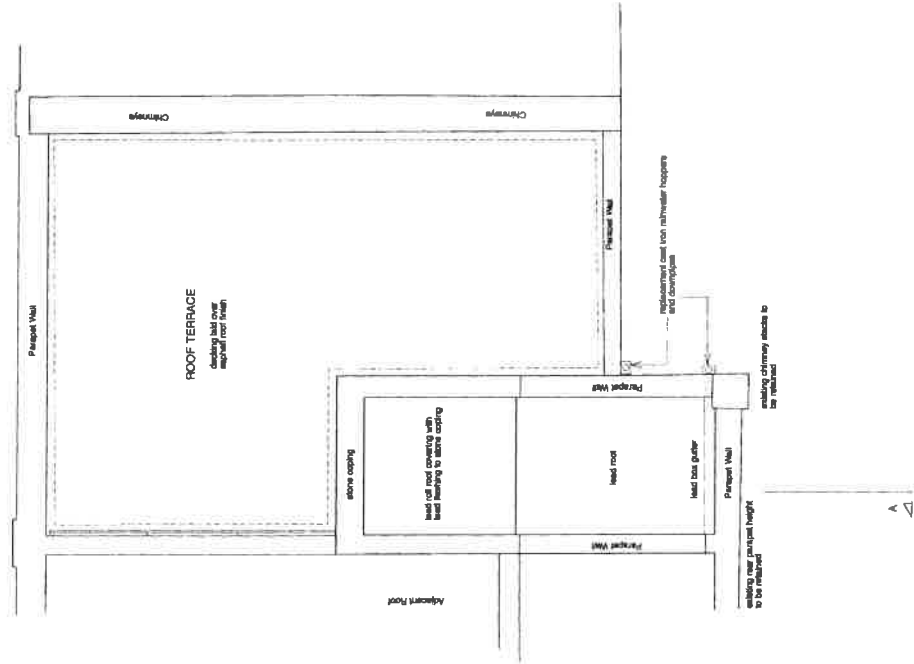
REVISION	NOTES	DATE
A	Proposed new 4th floor near window changed from basement area to existing main	12-12-11

# GROSS INTERNAL AREAS

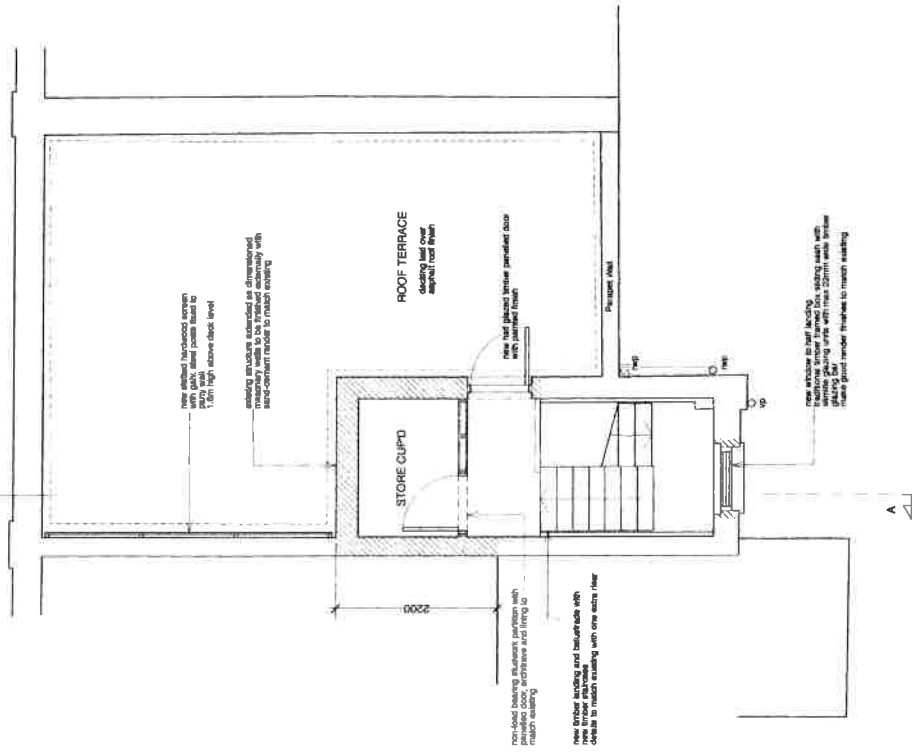
GROUND FLOOR = 11.9 sq  
MEZZANINE = 4 sq m  
FIRST FLOOR = 47 sq m  
SECOND FLOOR = 44 sq m  
THIRD FLOOR = 44 sq m  
FOURTH FLOOR = 8.3 sq m  
TOTAL = 159.9 Sq m (1,721 sq ft)

# ROOM AREA SCHEDULE

GROUND FLOOR  
Entrance lobby = 11.9 sq  
MEZZANINE  
Utility cupboard = 2.3 sq m  
Hall landing = 1.6 sq m  
FIRST FLOOR  
Reception room = 22 sq m  
Kitchen-diner = 11.8 sq m  
Bathroom = 11.9 sq m  
WC = 2.5 sq m  
First floor landing = 2.7 sq m  
SECOND FLOOR  
Bedroom 1 = 22 sq m  
Bedroom 2 = 11.2 sq m  
Second floor landing = 3 sq m  
THIRD FLOOR  
Bedroom 3 = 14 sq m  
Bedroom 4 = 14 sq m  
Bedroom 5 = 14 sq m  
Shower room = 5.2 sq m  
Third floor landing = 4.8 sq m  
Services cupboard = 0.6 sq m  
FOURTH FLOOR  
Storage cupboard = 2.8 sq m  
Roof terrace = 8.3 sq m



PROPOSED ROOF PLAN



PROPOSED FOURTH FLOOR



CLIENT	Vernon Smith Ltd.
PROJECT	31 Museum Street London WC1A 1LH
TITLE	Proposed fourth floor & roof plan
DRAWING NO	0197-203A
SCALE	1:50@A2
DATE	Nov. 2011
STATUS	Planning
Architect	Stephen Turvil Architects 100 Rye Lane, London SE15 4ET 020 7559 1100 www.stephenturvilarchitects.com