

Delegated Report		Analysis sheet	Expiry Date:	31/03/2014
		N/A	Consultation Expiry Date:	27/02/2014
Officer			Application Number(s)	
Rachel Miller			1. 2014/0314/P 2. 2014/0433/L	
Application Address			Drawing Numbers	
66 Great Russell Street London WC1B 3BN			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. Change of use of first floor from office (Class B1) to 1 x 2-bed flat (Class C3). 2. Internal works associated with change of use of first floor from office (Class B1) to 1 x 2-bed flat (Class C3)				
Recommendation(s):		1. Grant conditional planning permission 2. Grant conditional listed building consent		
Application Type:		Full Planning Permission Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>Press notice displayed from 06/02/2014 until 27/02/2014 Site notice displayed from 05/02/2014 until 26/02/2014</p> <p>Two responses received with the following objections:</p> <ol style="list-style-type: none"> 1) Noise disturbance 24 hours a day from the residential change of use at 2nd and 3rd floors. 2) Inadequate soundproofing for the change of use 3) Party wall agreement would need to be put in place at the developers' cost. 4) No evidence has been provided for the change of use from B1 office <p><u>Officer response</u> See assessment section below</p>					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC – no comment					

Site Description

The application site comprises basement, ground floor and three storeys above. The building occupies a corner site at the junction of Great Russell Street and Bury Place. Pied Bull Yard lies immediately to the rear of both Great Russell Street and Bury Place.

The property is grade II listed within the Central London Area and lies within the Bloomsbury Conservation Area.

Relevant History

Listed building consent granted (ref: LSX0105161) on 30/11/2001 for internal and external alterations, including re-rendering, replacement floorboards and handrails to staircase and cleaning of brickwork; Listed building consent granted (ref: HB/8670038/R1) on 18/11/1986 for installation of double hung sash windows in flank wall 'blind' openings;

Planning permission granted (ref: PL/8501926/R1) and listed building consent granted (ref: HB/8570450/R1) on 10/06/1986 for the installation of roof lights.

At 66-70 Gt. Russell St. planning permission (ref: PL/8401242) was granted on 23/08/1985 and listed building consent (ref: HB/8470197) was granted on 21/10/1985 for the use of the upper floors of 66 Gt. Russell St and 22 Bury Place as offices and use of the upper floors of 67/70 Gt. Russell St. for residential purposes (12 flats) and continued use of 71 Gt. Russell Street as offices.

Applications for planning permission (ref: 2004/3514/P) and listed building consent (ref: 2004/3517/L) were withdrawn on 28/10/2005 for the change of use of first, second and third floors from offices to 6 new flats. Proposed alterations to the Bury Place elevation were unacceptable. The applicant decided to withdraw the application and re-submit a scheme that does not include the Bury Place alterations.

Planning permission (ref: 2006/0388/P) and listed building consent (ref: 2006/0390/L) were approved by the Development Control Committee on 02/03/2006 subject to the signing of S. 106 agreement. The proposed development was identical to the current proposal. The applicants failed to carry out the required notification of all people with an ownership interest in the building, therefore the application was invalid and a new application was required. Applications 2006/0388/P and 2006/0390/L were subsequently withdrawn on 13/07/2006.

Planning permission and listed building consent were granted subject to a S106 on 23rd February 2009 for change of use and works of conversion to first, second and third floors from offices (Use Class B1) to residential use (Use Class C3) to create 6 x new flats (5 x 1-bed and 1 x 2-bed). (ref 2006/2290/P and 2006/2292/L).

Planning permission (2013/5276/P) was granted and listed building consent (2013/5323/L) was refused on 11th December 2013 for change of use of first floor from office (Class B1) to 1 x 2-bed flat (Class C3). The listed building consent was refused for the following reason:

"The unauthorised internal works have lead to a loss of historic plan form and disrupted the historic features of interest which are detrimental to the significance of the grade II listed building contrary to policies CS14 and DP25 of Camden Local Development Framework."

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1: Design 2013

CPG2: Housing 2013

CPG6: Amenity 2011

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

London Plan 2011

NPPF 2012

Assessment

Planning permission and listed building consent are sought for the conversion of the first floor office space (Class B1) into 1 x 2-bed residential unit (Class C3). The proposal would provide a one 100sqm residential unit. There are no external alterations as part of this application.

This application is assessed in terms of:

- 1) Principle of the use
- 2) Impact on the special interest of the listed building
- 3) Impact on amenity

1) Principle of the use

As noted in the history section above, planning permission was granted in 2009 (ref 2006/2290/P) for the change of use of the first, second and third floors to provide self-contained flats. It was proposed that the first floor would accommodate two x 1 bedroom self-contained flats. This permission was implemented on the second and third floors, but not implemented on the first floor which remained in office use (Class B1), though modifications to and around the internal staircase at first floor level have been undertaken, which do not relate to that permission, and do not otherwise have the benefit of Listed Building Consent. Planning permission was granted on 11th December 2013 for the conversion of the first floor into 1 x 2-bed unit (ref 2013/5276/P) on the basis that the scheme was acceptable in planning terms alone; however the works could not be implemented as Listed Building Consent 2013/5323/L was refused. The applicant is now resubmitting both applications in order to lawfully implement the revised scheme.

It is noted that objections have been made to the use of the building and the lack of marketing evidence and justification for the loss of Class B1 office space. The principle of the residential use was already established following part implementation of permission 2006/2290/P. A one bedroom flat (as opposed to the original 2 flat scheme) is also acceptable based on the previous approval 2013/5276/P.

2) Impact on the special interest of the listed building

From a visit to the site Officers noticed that a post has been erected through the centre of the stairwell and the first floor staircase has been enclosed to form a lobby adjacent to the entrance to the front

room. In addition partitions have been installed to the rear most rooms which are not shown on the plans. This work was installed without permission.

The Applicant was asked by Council officers to remove these from the scheme and correct the existing plans accordingly. In addition the dividing wall between the front and middle rooms has been omitted from the scheme following the previous refusal. These works have been completed during the course of this application. The proposed plans show that the existing opening leading from the hall to the dining/living area would be blocked up; however it is recommended that a condition is added that requires the door to be locked shut rather than blocked.

The scheme now represents a proposal which is acceptable from a listed building perspective and it has overcome the previous reason for refusal from application 2013/5323/L.

Whilst the Council would prefer to see the partition removed which form the kitchen to allow the middle room to remain as a single space, it is understood that this is not possible from a Building Regulations perspective, due to the need to allow for a safe fire escape route, without creating a more harmful lobby to the front room. Moreover the previously approved scheme dated 23/02/2009 allowed far greater subdivision of the space at this level. In this regard it is considered on balance that the proposed scheme is sufficient to allow the floor to be converted whilst improving the layout from the previous scheme and ensuring it meets modern fire standards.

3) Impact on amenity

Concerns have been raised from a neighbouring property regarding noise transfer however the principle of the residential use has already been established at first floor level. The use as 1 x 2 bed flat instead of 2 x 1 bed flats (which was originally approved) would reduce the intensity of the use thus reducing sound transfer.

4) Recommendation

It is recommended that planning permission and listed building consent be granted.