

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>11/08/2014</b>			
	N/A / attached		<b>Consultation Expiry Date:</b>	14/06/2014			
<b>Officer</b>			<b>Application Number(s)</b>				
Sally Shepherd			1. 2014/1396/P 2. 2014/1456/L				
<b>Application Address</b>			<b>Drawing Numbers</b>				
Flaxman Lodge Flaxman Terrace London WC1H 9AW			Refer to draft decision notice				
<b>Proposal(s)</b>							
1. Conversion of 1 x 2 bed and 1 x 1 bed flats into 1 x 4 bed dwellinghouse. 2. Internal alterations associated with the conversion of 1 x 2 bed and 1 x 1 bed flats into 1 x 4 bed dwellinghouse.							
<b>Recommendation(s):</b>		1. Grant Planning Permission 2. Grant Listed Building Consent					
<b>Application Type:</b>		1. Full Planning Permission 2. Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>16</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 12/09/2014 to 03/10/2014 A press notice was published on 19/06/2014  No response received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Bloomsbury CAAC commented on the application:</u> <ul style="list-style-type: none"> <li>The committee feels that a condition should be imposed to assure this building is properly restored.</li> <li>We have no objection in principle to the work but the poor standard of the drawings does not fill one with confidence that the conversion of this listed building will be carried out with sensitivity.</li> </ul>					

## Site Description

The site is a former pair of semi-detached houses which are designed to appear as one lodge which was built in 1908-9 by Joseph and Smitham. The building is currently divided into two flats; one on the basement and ground floors and one on the first floor.

It is grade II listed and makes a positive contribution to the Bloomsbury Conservation Area.

## Relevant History

**9200556** – Planning permission granted on 16/07/1992 for change of use of a caretaker's flat administrative/ social club and workshop to a flat on the first floor and offices on the ground floor and in the basement.

**9200375** - Planning permission granted on 16/07/1992 for Alterations including the formation of a rear dormer window and a new access to the first floor.

**2005/0741/P & 2005/0742/L** – Planning permission and listed building consent granted on 16/06/2005 for a change of use from office (Class B1) at ground floor and basement and self-contained flat (Class C3) at first floor to a single family dwelling (Class C3) together with internal alterations.

**2005/5425/P & 2005/5427/L** – Planning permission and listed building consent granted on 01/08/2006 for change of use of ground floor and basement from office (Class B1) to residential flat (Class C3), and associated internal works.

## Relevant policies

**National Planning Policy Framework 2012**  
**London Plan 2011**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy**

CS1 Distribution of growth

CS5 Managing the Impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

#### **Development Policies**

DP2 Making full use of Camden's capacity for housing

DP5 Homes of Different Sizes

DP6 Lifetime Homes and Wheelchair Housing

DP24 Securing High Quality Design

#### **Camden Planning Guidance 2013**

CPG1 (Design)

CPG 2 (Housing)

**Bloomsbury conservation area appraisal and management strategy 2011**

## Assessment

### Background

Planning permission was granted in 2005 for the change of use of the basement and ground floors from office (B1) to residential. The permission appears to have been implemented in 2006 which concurs with Council tax records.

### Proposal

Planning permission and listed building consent is sought for the conversion of the 2 bed flat at basement and ground floor level and the 1 bed flat at first floor level to a single dwelling.

### Assessment

The main planning considerations are:

- Policy CS6 and DP2 – impact on Camden’s capacity for housing
- Residential standards
- The impact on the special interest of the listed building

### Impact on Camden’s capacity for housing

Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss of two or more homes. As the proposal would not result in the net loss of residential floorspace and would only involve the loss of one net residential unit it is considered to comply with policies CS6 and DP2 of the Local Development Framework.

### Residential standards

The proposed new dwelling is considered to provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the residential development standards contained in Camden Planning Guidance.

Policy DP6 requires all new residential accommodation, including conversions, to meet Lifetime Homes standards. It is acknowledged that conversions may not be able to meet all of the criteria due to existing physical constraints and in this case because the site is listed. The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility. The proposal largely complies with the Lifetime Homes criteria; however it cannot comply with all of the criteria due to the constraints of the site, in particular the inability to install a lift and provide a parking space.

### Impact on the listed building

The proposal is confined to the interior and involves the removal of almost all internal partitions. There appear to be no original internal features remaining (as was the case when the site was visited in 2005) and all the walls are stud partitions, with the exception of a masonry wall to the west of the main stair. The alteration of these partitions would not therefore be resisted and the application is considered to be acceptable.

### Recommendation

1. Grant Planning Permission
2. Grant Listed Building Consent