



Planning Statement

The Cock Tavern / Phoenix Road

Prepared for / Flamestrike Ltd

Reference / 0031

5 September 2014

1.0 Introduction

- 1.1 This planning statement has been prepared to support an application for planning permission and listed building consent for:

“the change of use of upper floors and conversion of attic space to create 8 residential units (2 x 1 bed, 4 x 2 bed and 2 x 3 bed), together with the retention of public house (Use Class A4) to ground floor together with ancillary space to extended basement. Demolition of existing rear extension and construction of new 3-storey extension. Installation of dormer windows to roof level together with internal changes to building”.

- 1.2 The statement provides details relating to the site and its context (section 2.0) followed by details associated with the exact nature of the proposal (section 3.0). Details relating to previous consultation are outlined in section 4.0 and the key planning policy issues are the identified in relation to the determination of the application in section 5.0. Conclusions are provided in Section 6.0

- 1.3 This report should be read in conjunction with the supporting documents and plans that accompany the application and include the following:

- Basement Structural Report (prepared by Taylor Whalley Spyra);
- BREAAAM Pre-Assessment (prepared by NRG Consulting);
- Daylight and Sunlight Assessment (prepared by BVP);
- Design and Access Statement (prepared by Mark Fairhurst Architects);
- Heritage Statement (prepared by 178a); and
- Energy Assessment (prepared by NRG Consulting).

2.0 The Application Site

- 2.1 The site extends to 291 sq m in total and is located on the corner of Phoenix Road and Chalton Street. The property is located in the Somerstown area of Camden, and is located within the “Ossulston Estate” (which was built between 1927 and 1931). Walker House (now owned by Camden Council) extends to the north and east of the property, and is five stories in height, comprising wholly of residential accommodation. Walker House directly adjoins the property to its eastern elevation, whilst to the north, an access road separates the property from the building. A large internal courtyard comprising communal gardens and car parking for residents of Walker House is accessed from this access road.
- 2.2 The surrounding land uses are predominantly residential in nature, comprising of between 4 to 5 storey buildings. The surrounding character is heavily characterised by local authority housing blocks of differing ages, styles and appearance, although it should be noted that the scale and massing of these blocks is largely similar. In addition, some ground floor retail uses run along Phoenix Road to the east and Chalton Street to the south.

The Listed Building

- 2.3 The Cock Tavern itself is three stories in nature (plus attic and basement), and is Grade II listed. The listing notice associated with the property refers to the Cock Tavern, together with the adjoining southern block of Walker House. It states that the building dates from 1929-1930, with the exterior being described as follows:

“flats: 5 storeys, attics and basement. Long range of flats with central round-arched entrance with voussoirs and keystone. Slightly recessed sashes with exposed boxing. Parapet. Public house: 3 storey and cellars. 4 windows and 6-window return to Chalton Street. Similar style. Public house frontage of transom and mullion windows with plate glass between pillars; main entrance on chamfered ground floor angle”.

- 2.4 It should be noted that the interior of the property was not surveyed as part of the listing process. The listing notice goes on to state that the “Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation”.
- 2.5 The Heritage Statement accompanying the application should be referred to for more information regarding the listed nature of the property.

Current use of building

- 2.6 The property is in a reasonable state of repair, although has suffered from a lack of maintenance over recent years. At present, the building comprises 688 sq m (GIA) of floorspace, broken down as follows:

Floor	Current Use	Use Class	GIA Floorspace sq m
Basement	Ancillary storage to public house	A4	164
Ground	Public House	A4	222
First	Ancillary kitchen and staff accommodation	A4	155
Second	Ancillary store and staff accommodation	A4	147
Total			688

- 2.7 The upper floors of the building have been used as both staff accommodation (on an ad-hoc basis) and also by members of the local community as informal meeting rooms over recent years.

Asset of Community Value

- 2.8 The property was formally nominated as an 'Asset of Community Value' by Camden Council under the Localism Act 2011 on 5 February 2014. The implications of this nomination are primarily focused on issues relating to the disposing of the building in the future, and ensuring that potential bidders are provided with an opportunity to purchase the property. It is however recognised that this nomination is also a material consideration in the determination of any planning application on the site.

Planning history

- 2.9 There is no relevant planning history associated with the site.

3.0 The Proposal

Land use and layout

- 3.1 The proposal involves the change of use of the first and second floors to residential (Use Class C3), as well as the conversion of the attic space (third floor) to residential, together with the enlargement of the basement to provide a meeting room and kitchen facilities in connection with the retained public house on the ground floor. A new rear extension between first and third floors is also proposed, to extend up from the existing single storey rear extension to ground floor.
- 3.2 The total proposed floorspace is 1,027 sq m (GIA), which is broken down as 546 sq m as for residential use and 481 sq m for the public house (including ancillary space and community room).
- 3.3 Eight apartments will be provided, and the floorspace associated with these is broken down in the table below. For reference, the minimum floorspace associated with the residential design standards contained with the London Plan are also indicated (please note that reference is made to units 1 and 4 in para 5.10 of this statement).

Apartment	Beds	Floor	Size (sq m)	Minimum Residential Design Standards (sq m)
1	1 (2 person)	First	46	50
2	2 (3 person)	First	67	61
3	3 (4 person)	First	90	74
4	1 (2 person)	Second	45	50
5	2 (3 person)	Second	66	61
6	3 (4 person)	Second	92	74
7	2 (3 person)	Third	69	61
8	2 (3 person)	Third	71	61

- 3.4 In terms of the internal layout of the property, the basement is proposed to be accessed via the existing staircase to the northern part of the building (providing direct access to the residents cycle store and a staff changing area), and via a new staircase to the east – the latter forming the main access point for patrons to the new toilets, community room and kitchen. The basement will be enlarged to the east in order to make sufficient space for these facilities, and the impacts associated with this are outlined in the Basement Structural Report that accompanies the application.
- 3.5 Only minor revisions to the layout of the existing ground floor level are proposed. The area that is currently occupied by the yard within the rear extension will become the refuse and storage area, with a new door opening up to the north and the access road into the Walker House courtyard. In addition the existing staircase that rises within the public house to first floor level is proposed to be removed, whilst the new staircase located within the new extension will lead to the basement (as outlined in the above paragraph). The separate access point to the upper floors from Carlton Street is proposed to remain and become the main residential entrance to the property.
- 3.6 To the upper floors, the staircase to the north linking each existing floor will remain, and a new staircase linking the second and third floors will be installed, towards the centre of the building. The proposed apartments will necessitate amendments to the existing layout, but existing interior walls will be retained wherever possible, in order to protect the original building layout wherever possible. The Heritage Statement submitted in support of the application provides further justification of these works.

- 3.7 In addition, a terrace is proposed to the roof of the new extension, for use by apartment number 8.

External appearance

- 3.8 In terms of the two principal building frontages (southwest, fronting Chalton Street) and southeast (fronting Phoenix Road), the only significant change will be the installation of dormer windows to the roof level. It is proposed that a total of 10 dormer windows are proposed to these elevations, each being in line with the windows below. Works to the existing building elevations are outlined in full in the accompanying Design and Access Statement, but are summarised as follows:
- The ground floor elevations will have the stucco replaced;
 - The render finish to upper floors will be cleaned, repaired and repainted;
 - The ground floor signage will be replaced;
 - Existing sash windows will be refurbished and repainted; and
 - New dormer windows will be clad in zinc and include painted casements to match with surrounding properties.
- 3.9 The elevational treatment associated with the new extension to the property will comprise rendered walls. The third floor will be clad in a zinc standing seam cladding, include a flat roof and include a skylight over the new staircase that rises up inside the centre of the building. Windows to the extension will be aluminium framed, and include a corner window that runs around the northeast and northwest elevations.

4.0 Consultation

Camden Council

- 4.1 Previous consultation on the process was carried out with the Council in 2011. The Design and Access Statement accompanying the application indicates the extent of design revisions that have taken place. The Council issued its letter on 19 September 2011, and further advice on 7 December 2011.
- 4.2 The results of this consultation are summarised below (and are outlined in full in the accompanying Design and Access Statement), and are based upon the revised drawings from which the more recent advice was obtained in December 2011. The Council:
- indicated a general level of support for the change of use of the upper floors to residential use;
 - stated that the design of the rear extension addressed previous concerns expressed in terms of appearance and quality (but that more detailed on this element would be required in order to fully assess this);
 - expressed concern that no family sized dwellings were being provided (3 bedroom units);
 - expressed concern that the two bed unit to the third floor looked directly on to the communal roof terrace; and
 - requested that cycle storage should be included within the proposal.
- 4.3 It should be noted that the design of the proposal has evolved to take on board the issues raised above in that the roof terrace is no longer to be proposed as a communal amenity space, and is for the sole use of apartment 8 (with no overlooking from other units). In addition, cycle storage is now included in the scheme, and two, 3 bed units are proposed to improve the residential mix.

Local Community

- 4.4 Given the nomination of the property as an asset of community value, additional consultation has taken place, with specific regard to the use of part of the property as a public house. The proposed layout of the public house, and retention of the community room (proposed for the basement) has been developed through a number of discussions with the nominees of the building. A broad level of agreement with the nominees regarding the internal layout of the building has been reached.

5.0 Key Issues

5.1 Given the previous consultation that has taken place and the content of the planning application, it is considered that there are four key issues associated with the planning application, these are as follows:

- the retention of the public house and the designation of the building as an asset of community value;
- the change of use of the first and second floor of the property to residential (including unit mix);
- the use of the basement as a community room and kitchen; and
- alterations to the listed building, including the appearance of the new rear extension.

5.2 These issues are expanded on below, with reference made to relevant policies contained within the London Plan (2011), Camden Development Policies (2010) Document (CDP) and Camden's Core Strategy (2010) where relevant.

The retention of the public house and the designation of the building as an asset of community value

5.3 The ground floor use of the property as a public house is proposed to remain. This decision has been made further to discussions with the nominees of the building to be designated as a community asset. It should also be noted that **Policy DP15** of the CDP is not relevant in this case, as this only relates to facilities classified under the 'D1' Use Class, which the public house is not.

5.4 The inclusion of the building on the Council's list of community assets is a material consideration in the determination of the planning application, but as the public house facility at ground floor level is to be retained, it is considered that the value attached to the property in this regard will remain - as it has historically been this element of the building which has provided the "community" value.

The change of use of the first and second floor of the property to residential (including mix of units)

5.5 The Council has acknowledged that the principle of the change of use of the upper floors to provide residential accommodation is acceptable in principle. In addition, the upper floors have ever only had an ancillary role in the functioning of the public house by providing informal meeting room space and staff accommodation on an ad-hoc basis.

5.6 With regard to the residential mix, the proposal provides the following mix:

- Two, 1 bed units (25%);
- Four, 2 bed units (50%); and
- Two, 3 bed units (25%).

5.7 This mix has been refined further to consultation with the Council and now provides a suitable element of family accommodation (3 bed units) as part of the scheme, one unit also has its own area of outdoor amenity space on the roof of the new rear extension. With this in mind, it is considered that the proposal complies with both **Policy CS6** of the Core Strategy and **Policy DP5** of the CDP. It should also be noted that the proposal exceeds the aim of providing 40% market housing, as contained with the table at para 5.4 of the CDP.

- 5.8 With specific regard to affordable housing, as only 8 units are proposed, there is no requirement under **Policy DP3** of the CDP to provide affordable housing.
- 5.9 From the table in 3.2, it is clear that apartments 1 and 4 are below the 50 sq m minimum floorspace requirement, as outlined in the London Plan. It is however considered, that the layout of these units needs to be balanced with the existing room layout and requirement to ensure that the walls of the listed building remain as intact as possible through refurbishment. It is therefore considered that an exception to the London Plan requirements should be made in this case, particularly given that both units have a practical and efficient layout.

The use of the basement as a community room and kitchen

- 5.10 In terms of excavation and construction, the Basement Structural Report submitted to accompany the application indicates the requirements of **CPG 4** are met. In terms of the use of the basement, the layout is considered to represent significant improvements through the relocation of the kitchen to this area. The kitchen will be modern and spacious with significantly improved accessibility to the public house above.
- 5.11 The proposed community room will be larger than the room it replaces (currently on the first floor). Its relocation to the basement has been agreed with the nominees of the building as a community asset.

Alterations to the listed building, including the appearance of the new rear extension

- 5.12 The Heritage Statement submitted in support of the planning application assesses the impact that the rear extension and installation of dormer windows has on the listed status of the building. The Heritage Statement concludes that the proposal does not adversely impact on the listed nature of the building.
- 5.13 It is therefore considered that the layout, design and appearance of the proposal has been carefully considered and revised further to previous advice obtained by the Council so that it now complies with **Policy CS14** of the Core Strategy and **Policy DP25** of the CDP.

6.0 Conclusion

6.1 Given the considerations outlined in this statement, it is clear that planning permission should be granted, as the proposal:

- is acceptable in land use terms;
- provides a suitable mix of residential accommodation;
- retains the public house use to the ground floor and basement, which represents an asset of community value;
- provides a new community room for use by the local community; and
- includes the full refurbishment of the exterior of the building, together with the provision of a sensitively designed rear extension that does not impact on the listed status of the property.