



Planning, Design and Access Statement

59 Marchmont Street, WC1N 1AP

Change of use of lower ground floor from use class A3 (restaurant) to use class C3 (self-contained flat) and related internal and external physical changes

Table of Contents

Introduction	3
Existing Site and Context	4
Proposal	10
Planning Statement	11
Planning History	19
Drawings	21
Design	22
Design Visualisations	23
Conclusion	28

Introduction

This supporting Planning, Design and Access Statement has been prepared by 4D Planning Consultants LTD, 86-90 Paul Street, 3rd Floor, London EC2A 4NE on behalf of Mr Cliff Besley.

This document accompanies the listed building consent application for the change of use of the lower ground floor of 59 Marchmont Street, London, from A3 restaurant to C3 self-contained flat, and for internal and external changes to facilitate the change of use.

The purpose of this statement is to demonstrate that the proposal:

- Does not conflict with relevant planning policies.
- Will provide an appropriate level of amenity for occupants of the proposed dwelling.
- Will not have a negative impact on neighbouring properties.
- Will not harm the value of the listed building or detract from the character of the conservation area in which the property is located.



Existing Site and Context

The property is a four-storey terraced building, located on the west side of Marchmont Street between Tavistock Place and Coram Street, in Camden, part of a terrace of properties dating from around 1801. The ground and basement floors of the building are currently in commercial use as a restaurant. The first, second and third floors are currently in use as separate self-contained flats.

The lower ground floor currently comprises a commercial kitchen, storage areas, WC, a guest room, outside vaults beneath the pavement at the front of the building. There is an open courtyard area at the rear of the lower ground floor, accessible from the kitchen. There are external stairs from the lower ground floor to the street. There are internal stairs to the ground floor. The ground floor forms the dining and customer WCs area of the restaurant, with a main dining area at the front of the building and a smaller dining area to the rear. The ground floor also provides separate access to the upper floors.

Marchmont Street lies within the Bloomsbury Conservation Area, designated in 1984 and last appraised in 2011. The surrounding area is mixed in uses and highly built-up in character, with high-density residential developments dating from various periods in all directions. High street commercial uses occupy the ground floors of all properties on the west side of Marchmont Street. To the rear of the terrace is the Herbrand Estate residential development. On the east side of Marchmont Street lies the Brunswick Centre, a substantial and distinctive modernist residential and retail development dating from 1972. Beyond the immediate surroundings are Euston Road to the north, the University College London campus to the west, and Great Ormond Street Hospital to the south.

Numbers 39-73 Marchmont Street, including no. 59, are Grade-II listed buildings, recorded in 1974.



View of the property from the street



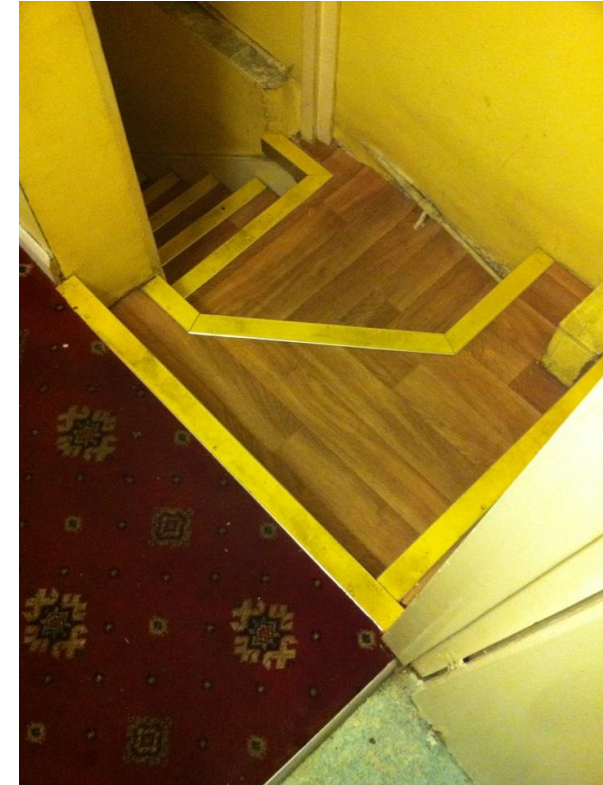
Existing front access to the lower ground floor



Existing storage area showing non-original partition walls and flooring.



Existing WC room in poor condition.



Stairs between ground and lower ground floor. The original character of the stairs has been lost to modern alterations.



Existing storage area showing poor condition of original building.



View onto rear external space at lower ground floor.

As these photos show, the lower ground floor of the building is generally in very poor condition. The proposed works will bring the basement up to a high standard of internal fit and finish, suitable for occupation. It is thought that only remaining original features at the lower ground floor are the stairs to the ground floor and the windows at the front of the building. As shown, the stairs have lost their original appearance, and so are not considered to make an important contribution to the buildings architectural significance. The front windows will be retained.



Location of the site on Marchmont Street, viewed from the east.



Rear aerial view of the property from the west.

Proposal

It is proposed that a number of internal and external modifications will be made to the property to facilitate the change of use of the lower ground floor from its current use as part of the ground floor restaurant, into a self-contained flat. The modifications will comprise:

- At the lower ground floor:
 - Adapting the kitchen and storage into a combined domestic kitchen / dining / living room;
 - Adapting the existing WC into a bathroom;
 - Removal of the shelter structure at the open space to the rear of the lower ground floor;
 - Replacing the existing rear door and window with French windows onto the rear open space;
 - Use of the existing vault spaces at the front of the building, as storage;
 - Removing the existing staircase to the ground floor. Access to the flat will be via the existing exterior stairs to the front of the property.
- Creation of a new kitchen at the rear of the ground floor.

The proposal is considered to pose several potential planning issues which should be considered in determining the application for planning permission. These are:

- The impact of the proposed works on the Grade-II listed property.
- The impact on the character and appearance of the conservation area.
- Viability of the existing restaurant operation.
- The amenity of current and future users of the property.
- The effect of the development on the amenity of the occupants of neighbouring buildings.

Planning Statement

1. National Planning Policy Framework (2012)

The Presumption In Favour Of Sustainable Development

The National Planning Policy Framework states that there is “*a presumption in favour of sustainable development*”, and that for planning authorities this means “*approving development proposals that accord with the local development plan without delay.*” The sections below will demonstrate that the proposal accords with the local development plan.

Amongst **the 12 planning principles** set out by the NPPF, it is stated that planning should:

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs”, and
“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”, and
“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”, and
“actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling”.

Change of use from commercial to residential

Paragraph 51 states that planning authorities “*should normally approve planning applications for change to residential use any associated development from commercial buildings where there is an identified need for additional housing in that area, providing there are not strong economic reasons why such development would be inappropriate*”

Conservation of the historic environment

Paragraph 128 states that planning authorities “*should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*” and that in determining applications, they “*should require an applicant describe the significance of any heritage assets affected, including any contribution made by their setting.*”

2. The London Plan (2011)

Policy 3.5 Quality and Design of Housing Development notes the minimum space standards that new housing development should reflect. The proposed one-bed flat will be occupied by up to two people. The minimum space standard for a one-bed, two-person flat is 50m² gross internal area (GIA). The proposed flat will provide 58.5m² floorspace, and so will exceed the required minimum.

Policy 7.6 Architecture states that buildings and structures should *“be of the highest architectural quality”* and *“not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”*. The proposal will not be detrimental to these aspects of neighbouring amenity, and will be of a high architectural quality appropriate to the existing building.

Policy 7.8 states that *“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”* The proposed works will conserve the significance of the listed building, as explained below.

3. Local Policy

The local development plan comprises policies contained in **Camden's Core Strategy** (2010). Further guidance is provided by the **Development Policies** (2010) and **Planning Guidance 1 Design** (2011) and **Planning Guidance 6 Amenity** (2013). Guidance on the character of the area is provided by the **Bloomsbury Conservation Area Appraisal and Management Strategy** (2011). The architectural significance of the building is detailed by English Heritage's listed building entry for the row. The proposal has been developed with consideration to these documents.

Camden's Core Strategy (2010)

Policy CS5 Managing the impact of growth and development states that:

"The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities"

Policy CS14 Promoting high quality places and conserving our heritage states that:

"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

a) requiring development of the highest standard of design that respects local context and character;

b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

c) promoting high quality landscaping and works to streets and public spaces;

d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible..."

Development Policies (2010)

Development Policy DP2 Making full use of Camden's capacity for housing states that:

"The council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing..."

By providing a new self-contained flat, the proposal will contribute to the supply of additional homes.

Development Policy DP13 Employment premises and sites states that:

"The council will retain land and buildings that are suitable for continued business use and will resist a change to non-business..."

Whilst the proposal involves a decrease in the total floorspace in use as part of the restaurant, the restaurant will remain in operation and so the building will be retained in business use, complying with DP13.

Development Policy DP17 Walking, cycling and public transport states that:

"The council will resist development that would be dependent on travel by private motor vehicles."

The proposal does not include any car parking provision. In addition the location achieves a score of 6b (Excellent) on the Public Transport Accessibility Levels assessment. The development will therefore not be dependent on private car use.

Development Policy DP24 Securing high quality design states that:

"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used"*

The proposed alterations will exhibit a high design quality and will be minor in scale relative to the existing building.

Development Policy DP25 Conserving Camden's heritage states that:

"In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area..."*

The proposal has been developed with consideration to the impact on the character of the conservation area, as detailed in the following section.

Development Policy DP26 Managing the impact of development on occupiers and neighbours states that:

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;" ...*

"We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space..."*

As the proposed development is below ground level and will create no sightlines to windows of neighbouring windows, the proposal will not result in the loss of privacy to neighbouring properties. The alterations do not include any structures which will cause overshadowing or a reduction in light levels to neighbouring properties. It is not expected that the development will result in activities causing an increase in noise or vibration levels experienced at neighbouring properties.

The quality of life of the future occupiers of the proposed flat will be protected. The design of the alterations will ensure that sufficient daylight will reach the inhabitable rooms of the proposed flat, and the layout of the dwelling will have an appropriate size of floorspace. The rear courtyard area at the lower ground floor will provide some amenity space. It is not expected that the occupants of the flat will experience excessive noise levels, and as the dwelling is below ground level it is unlikely that there will be any issues relating to privacy.

The **Bloomsbury Conservation Area Appraisal and Management Strategy** (2011) has Marchmont Street as part of sub-area 13 of the conservation area, Cartwright Gardens/Argyle Square. The appraisal describes the character of this part of the conservation area as follows:

“The interest of this sub area derives from the formal early 19th century street pattern and layout of open spaces, and the relatively intact surviving terraces of houses. Developed mainly by James Burton, it was one of the later areas of Bloomsbury to be completed, and in its early 19th century parts retains a remarkably uniform streetscape.”

It also notes that:

“Notwithstanding use issues, there remains a striking uniformity and sense of repetition in the townscape, with townhouses of consistent form, plot width, and architectural treatment including detailing and materials (for instance the use of London Stock brick, stucco decoration, timber joinery and slated roofs).”

Particularly in regards to Marchmont Street, the appraisal notes that:

“Most buildings in this area are characterised by stuccoed ground floors with upper floors built from London stock brick. Nearly all the houses have traditional style sash windows, with rubbed brick window heads. In Marchmont Street window surrounds and heads are more elaborate, since they are characterised by a mix of stone and stucco pediments. Other recurring features in this area are cast-iron front boundary railings, and wrought iron window balconies at upper level.”

Views of the rear of terraces, including Marchmont Street, from nearby streets are listed as key views in the sub-area. However, it is understood that the alleyway to the rear of the block including no. 59 is not publically accessible, and so the rear aspect of no. 59 should not be considered as amongst these key views.

The development management guidance notes that:

“Alterations and extensions can have a detrimental impact either cumulative or individually on the character and appearance of the area”.

The external alterations will not be visible from any public locations and so will not have any impact on the character or appearance of the area.

Regarding changes of use, the guidance notes that:

“The reuse of buildings for various uses may have implications for the character and appearance of the area. This can include:

“Loss of vitality arising from the loss of a mix of small scale uses within an area.”

The proposed alterations have been designed to protect the character of the area by the use of appropriate materials and fittings. The proposed change of use will not cause a loss of vitality, as the existing business use will be retained at the ground floor.

Listed Building status

The property is a Grade-II Listed Building. The English Heritage listing (number 1113112) for 39-73 Marchmont Street describes the row as follows (excluding notes specific to other buildings on the row):

“Terrace of 18 houses with later shops. c1801-6. Yellow stock brick; Nos 45, 61 and 63 stucco. 4 storeys and cellars. 2 windows each. Mostly altered later C19 and C20 shopfronts. Gauged brick, (mostly reddened), flat arches to recessed sash windows, some with original glazing bars. Parapets Nos 57 & 59: mid C19 wooden shopfronts with pilasters carrying entablature with dentil cornice flanked by enriched consoles. Shop window of No.59 with segmental-arched lights. Square-headed house doorways with overlights and panelled doors (No.57, C20) ... INTERIORS: not inspected.”

The proposed works will not harm any of the elements described above. The external alterations at the rear of the lower ground floor will use brick to match the existing walls as noted above. The proposed French windows at the lower ground floor will be of a design sympathetic to the existing sash windows, to protect the character of the building.

The proposed works will also include internal modifications at the lower ground floor and ground floor. Whilst the appearance of the interior is not addressed by the listing, the impact of the proposal on the architectural significance of the property interior has been considered. As shown in the photos above, the lower ground floor of the property is in very poor condition, and it appears that almost all of the original character, provided by fittings, finishes and the floorplan has been lost. Nonetheless, the proposal has been designed to respect the overall architectural significance of the listed building, and where possible will retain the remaining original architectural features, specifically the front windows. In addition, the new rooms will have a high standard of design, including:

- Kitchen to be fitted with granite work tops
- New wooden doors
- Bathroom fitted with floor tiles and Lustrolite high gloss acrylic wall panels
- Bedroom and living area fitted with wooden floors.

It is considered that, given the current condition of the lower ground floor, the proposed works will enhance the value of the listed building, in support of local policy CS14 section, and will be sympathetic to its form and scale, in support of London Plan policy 7.8.

Planning History

2006/2986/L & 2006/2985/A - Installation of replacement externally illuminated projecting and fascia signs. Registered 17/7/2006. **Granted**

2006/0094/A - Display of externally illuminated projecting and fascia signs. Registered 21/2/2006. **Withdrawn Decision**

2006/0095/L - Installation of replacement externally illuminated projecting and fascia signs. Registered 17/2/2006. **Withdrawn Decision**

PS9804914 - Retention of a ventilation duct at the rear of the premises. Registered 25/9/1998. **Granted with conditions**

P9603035 - Retention of ventilation duct on the rear elevation. Registered 7/10/1996. **Refused**

9370063 - Alterations involving access from pavement to basement and duct from rear kitchen. Registered 2/4/1993. **Withdrawn**

9300402 - Alterations involving access from pavement to basement and duct from rear kitchen. Registered 2/4/1993. **Withdrawn**

9270169 - The erection of a rear extension to the basement and ground floors; the formation of an access to the basement from the pavement; the erection of a ventilation duct; internal works. Registered 21/9/1992. **Granted**

9201132 - The erection of a rear extension to the basement and ground floor restaurant; the formation of an access to the basement from the pavement; the erection of a ventilation duct at the rear. Registered 21/9/1992. **Granted**

8970188 - Erection of extract duct on rear elevation for restaurant kitchen ventilation. Registered 17/11/1989. **Withdrawn**

8900587 - Erection of extract duct on rear elevation for restaurant kitchen ventilation. Registered 17/11/1989. **Withdrawn**

8770343 - Change of use from chemists shop into restaurant. Registered 5/10/1987. **Decision Deferred Indefinitely**

Planning Precedent

67 Marchmont Street, 2011/0018/L - Internal and external alterations including, the removal and addition of partition walls in association with the reconfiguration of basement, first and second floor and alterations to rear door openings at basement level of existing House in Multiple Occupation. **Granted, 3/3/2011**

47 Marchmont Street, 2010/0847/P - Change of use of basement from office (Class B1) to two bedroom flat (Class C3) and alterations to roof of rear basement extension. **Granted Subject to a Section 106 Legal Agreement, 15/3/2010**

62 Marchmont Street, 2007/2820/P - Alterations to include an entrance door and rear basement window and installation of sun pipes. **Granted, 16/7/2007**

41 Marchmont Street, PSX0204939/P - Change of use of basement from ancillary retail use (Class A1) to a self-contained residential unit including the formation of new lightwell, installation of metal staircase and railings to the front and extensions at the rear. **Granted Subject to a Section 106 Legal Agreement, 13/8/2003**

This demonstrates that there is recent nearby precedent for the principle of all aspects of the proposal, particularly conversion of commercial uses to residential use in basements.

Drawings

Existing Lower Ground Floor and Ground Floor Plans – MS01P
Existing Rear Elevation – MS01E
Existing Section AA – MS01S
Existing Section BB – MS02S
Existing Section CC – MS03S

Proposed Lower Ground Floor and Ground Floor Plans – MS04P
Proposed Rear Elevation – MS04E
Proposed Section AA – MS04S
Proposed Section BB – MS05S
Proposed Section CC – MS06S

Design

Materials Materials and fittings will be used which will enhance the appearance of the original building. The rebuilt external wall at the rear of the lower ground floor will be constructed of brick to match the existing walls. The French windows at the rear will be of a similar appearance to existing windows at the rest of the property.

Scale The proposal includes the change of use of 58.5m² in internal floorspace from use class A3 to C3.

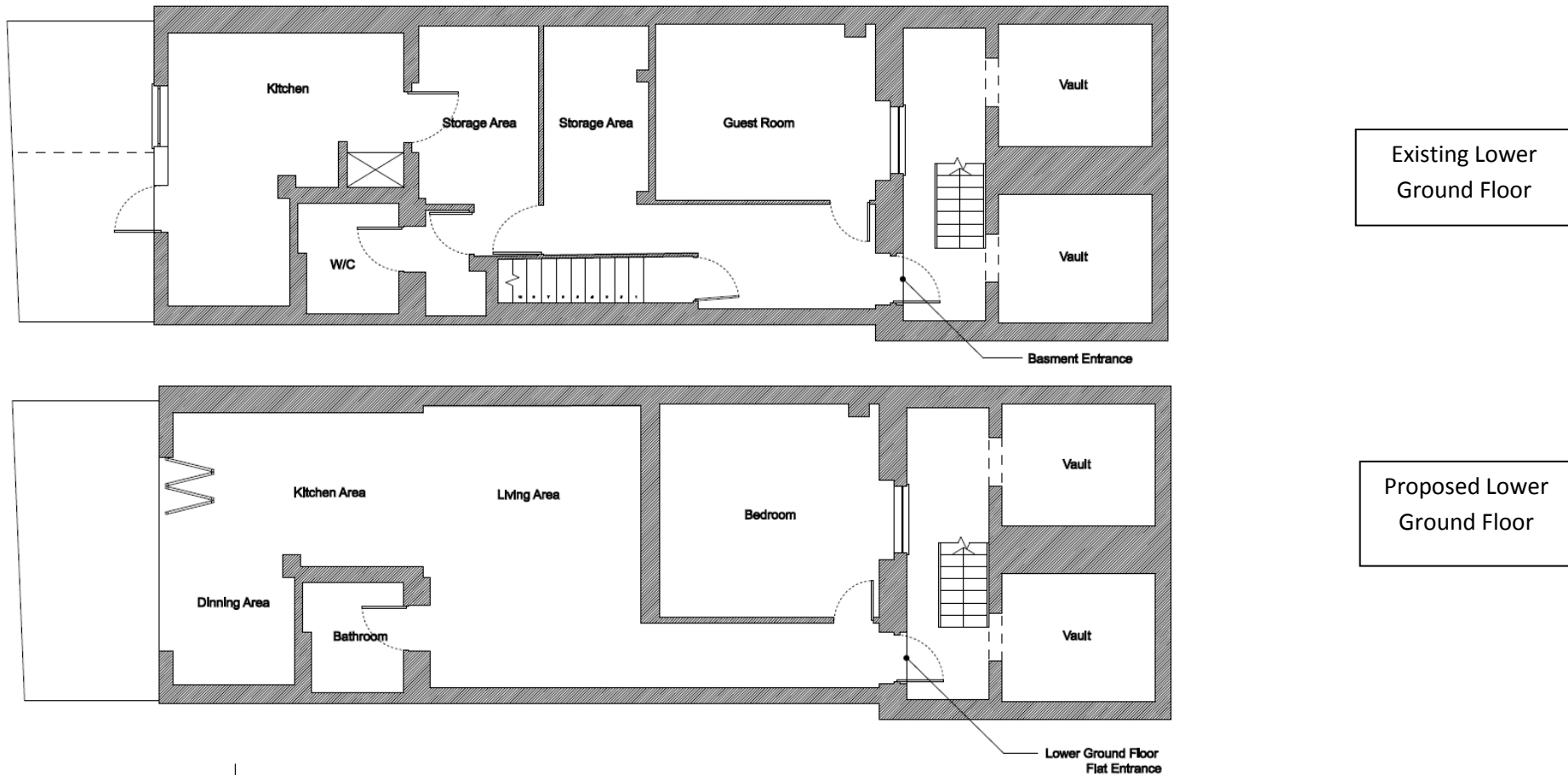
Noise No noise issues are expected to arise from the proposal, either for the occupants of the flat or for neighbouring properties.

Privacy The proposed development will have no impact on the privacy of the occupants of neighbouring buildings. The placement of the windows will ensure that the flat will provide the occupants with an acceptable level of privacy.

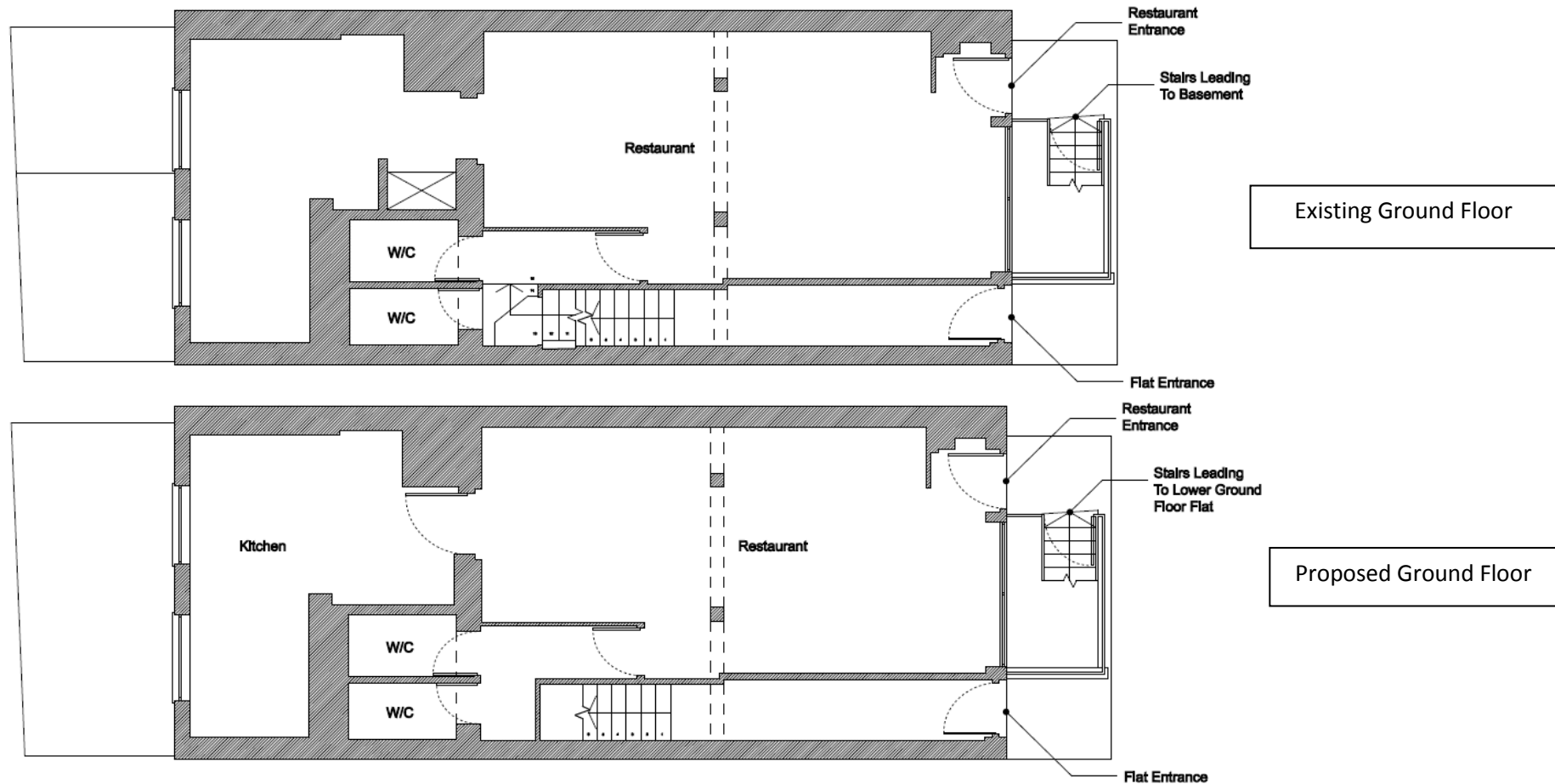
Natural Light As the development will not involve any significant external changes, it will not have any impact on the amount of natural light reaching the windows of neighbouring properties. A good standard of natural light will be provided to the proposed dwelling by the existing window at the front and by the proposed French windows at the rear.

Outdoor Space The existing outside area at the rear of the lower ground floor will be improved to provide an outside amenity space.

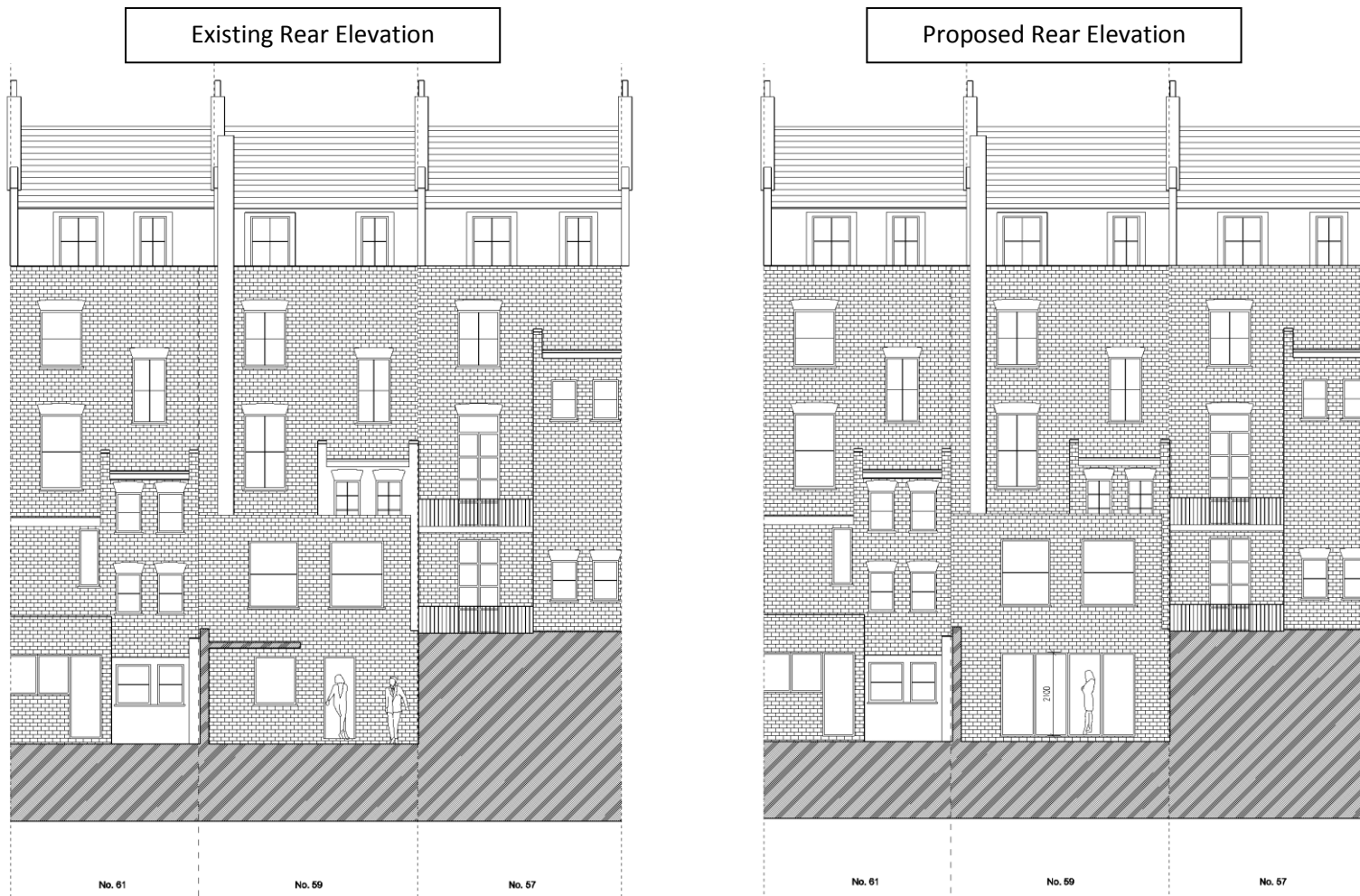
Design Visualisations



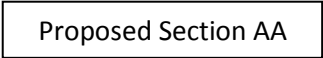
The internal walls and doors at the lower ground floor will be reconfigured to provide a flat, comprising one bedroom, bathroom and a combined kitchen / dining / living area. The existing window and door at the rear will be removed and replaced with French windows. The existing staircase to the ground floor will be removed. Access to the flat will be via the existing external stairs at the front of the building. Natural light will be provided to the bedroom by the window onto the external stairwell. The French windows will provide light to the other habitable spaces. The total area of the lower ground floor to be converted is 58.5m².

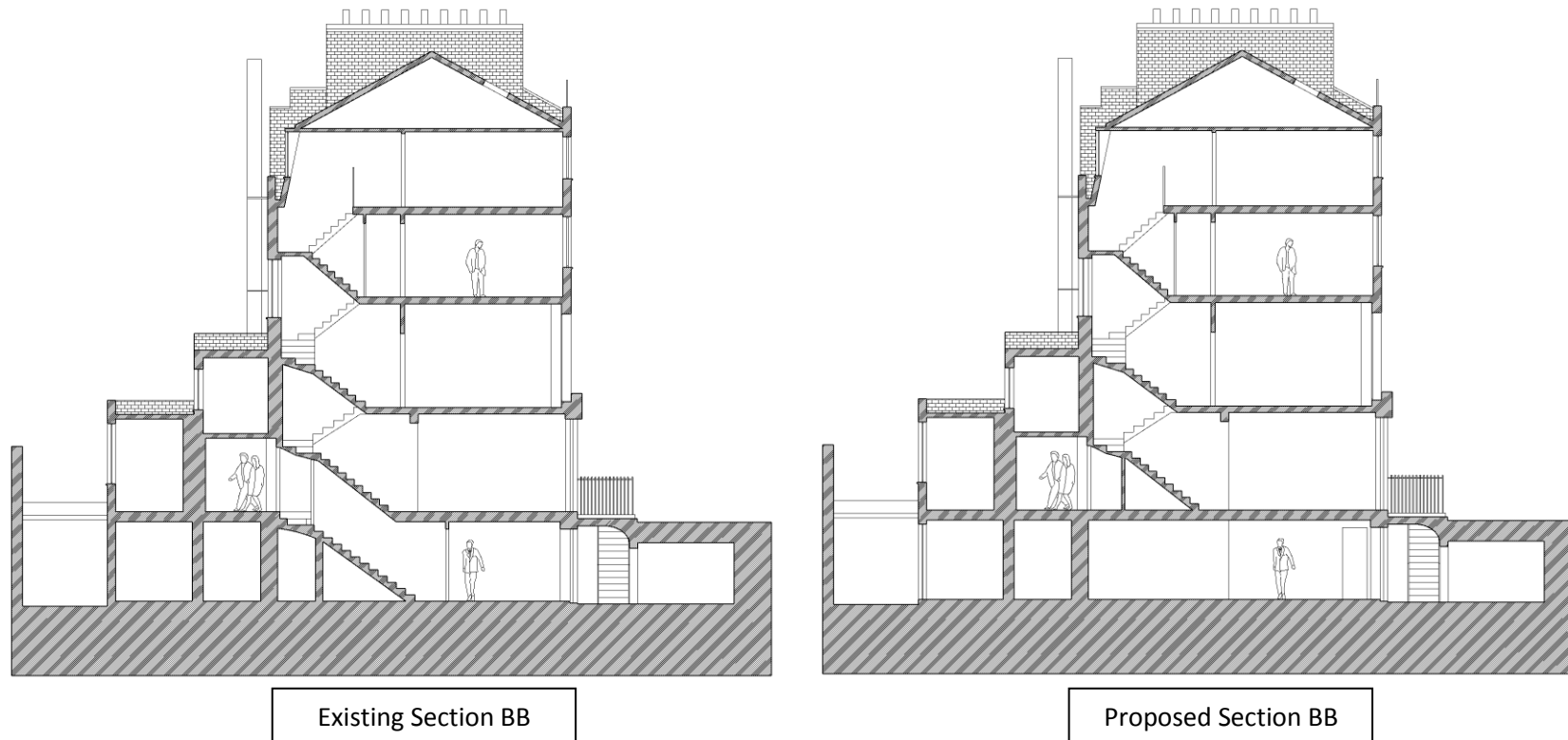


The existing rear seating area will be adapted into a new kitchen to replace the existing kitchen at the lower ground floor. The existing service lift will be removed. A door will be fitted to the kitchen entrance.



The existing rear window and door at the lower ground floor will be replaced with French windows. These will allow for access into the outside space, as well as providing natural light into the rear of the lower ground floor flat. The existing shelter structure over part of the outside space will be removed.





The existing internal stairs to the ground floor will be removed. Access to the lower ground floor flat will be via the existing external stairs at the front of the building.

Conclusion

The proposed change of use will allow for the provision of additional residential accommodation at the property. The reconfiguration of the ground floor will allow for the restaurant operation to continue, and so the proposal will not threaten the viability of the business or the vitality of the area. The consolidation of the restaurant operation onto a single floor is also considered to be a more appropriate and efficient use of the building.

The proposed new use of the lower ground floor will not have any adverse impact on the amenity of neighbouring residents. The proposed relocation of the kitchen to the ground floor is not expected to have any adverse impacts on neighbouring amenity.

The proposed new residential accommodation has been designed to provide an appropriate standard of residential amenity in terms of natural light and living space.

The design of the alterations have been developed to be sensitive to the character of the listed building. It has been shown that little of the building's original character remains at the lower ground floor, and that the proposed works will enhance the listed building. Only minor physical modifications are proposed at the ground floor.

As the minor external alterations will be out of view from any public viewpoints, they will not have any effect on the visible appearance of the locality, and so the proposal will protect the character of the conservation area.