

CDT/tp/DP3378

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Dear Sirs

**APPLICATION FOR FULL PLANNING PERMISSION (TOWN AND COUNTRY
PLANNING ACT 1990)
64 GRAFTON WAY (CARLTON HOUSE), LONDON W1T 5DP**

On behalf of our Client, Ozone Investment Holdings Limited in respect of the above mentioned site, please find enclosed an application for planning permission for 64 Grafton Way (Carlton House), London WLT 5DP (hence forth known as the 'Site')

Planning permission is sought for the following development:

“Change of use to part of the basement and ground floor levels from A3 to C3 and reconfiguration of upper levels to provide 6 self-contained units (3 x 1 bed and 3 x 2 bed) together with two storey extension at second and third floor levels, roof extension and associated alterations”.

Application Documentation

In support of the planning application we have submitted the following documents:

- Signed and dated planning application forms including Certificate A, Schedules PA1 (Description of Development), PA2 (Planning Application Documents), and PA3 (Scheme Figures).
- Signed and dated Agricultural Holdings Certificate.
- Site Location Plan (drawing no. 433/P/01) prepared by Hinge Associates.
- Block Plan (drawing no. 433/P/02), prepared by Hinge Associates.
- Existing plans (drawing nos. 433/P/03 - 433/P/05) prepared by Hinge Associates.
- Proposed plans (drawing nos. 433/P/06 - 433/P/014), prepared by Hinge Associates.
- Design and Access Statement, prepared by Hinge Associates.
- Daylight, Sunlight and Shadow Assessment, prepared by Nathaniel Litchfield and Partners (NLP).
- Planning Statement (included within this letter), prepared by DP9.
- Sound Insulation Assessment, prepared by MLM Consultants.



- Community Infrastructure Levy Additional Information Form.

A cheque in the sum of £1,155 will follow, to cover the cost of the Council determining the planning application.

The Site

Situated on the corner of Grafton Way and Whitfield Street, the Site comprises a three storey building (plus ground and lower ground levels) currently in residential (Use Class C3) and restaurant (Use Class A3) use. The building is located within the Fitzroy Square Conservation Area and has a PTAL rating of 6b. The building is not statutorily listed and has a site area of 0.01 hectares.

The existing floorspace comprises a total of 352.6 sqm (GIA), including 174.2 sqm (GIA) residential floorspace and 178.4 sqm (GIA) restaurant floorspace¹

Floor	Restaurant / Storage (sqm GIA)	Residential (sqm GIA)	Total (sqm GIA)
Lower Ground	115.8	0	115.8
Ground	62.6	0	62.6
First		58.4	58.4
Second		49.4	49.4
Third		50.0	50.0
Fourth (Roof)		16.4	16.4
Total	178.4	174.2	352.6

The existing residential floorspace consists of 3 x 2 bedroom apartments (one of which is a duplex).

Pre-Application Advice

Pre-application advice was received by the Council on the 05th June 2014 (ref. 2014.1927/PRE) in relation to the proposed development. The advice was generally supportive of the proposal, subject to alterations to the design and internal configuration of the building.

A copy of the Council's pre-application letter is attached.

We set out below the proposed development taking into account the above pre-application advice.

The Proposal

The proposal is for the refurbishment, extension and alteration of the existing building to provide a total of 384 sqm (GIA) which consists 288 sqm (GIA) residential floorspace and 96 sqm (GIA) restaurant floorspace. The total uplift in GIA between the existing building and the proposed development is 31.4 sqm².

¹ The existing GIAs exclude communal circulation / stairs.

² The proposed GIAs exclude communal circulation / stairs.



Floor	Existing Restaurant / Storage (sqm GIA)	Proposed Restaurant /Storage (sqm GIA)	Restaurant /Storage difference (sqm GIA)	Existing Residential (sqm GIA)	Proposed Residential (sqm GIA)	Residential Difference (sqm GIA)
Lower Ground	115.8	56.0	- 59.8	0	38.0	+ 38
Ground	62.6	40.0	- 22.6	0	24.0	+ 24.0
First				58.4	65.0	+ 6.6
Second				49.4	67.0	+ 17.6
Third				50.0	58.5	+ 8.5
Fourth (Roof)				16.4	35.5	+ 19.1
Total	178.4	96	- 82.4	174.2	288	+ 113.8

The proposed residential floorspace consists of 3 x 2 bedroom apartments and 3 x 1 bedroom apartments.

The proposal involves the following:

- Comprehensive refurbishment works to the entire building
- The internal re-configuration of residential accommodation and restaurant use
- Policy compliant increase in residential units (Principle 1 of Fitzrovia Area Action Plan (March 2014))
- Policy compliant residential unit mix (policy DP5 of Camden Development Policies (2010))
- Policy compliant residential unit sizes (policy CPG2 of Camden Planning Guidance Housing (September 2013))
- An extension to the rear of the building (extending the existing two storey part by a further two storeys).
- Alteration and extension at roof level (including the provision of a private single terrace at roof level).

The enclosed Design and Access Statement by Hinge Associates provides greater detail on the proposed development.

Planning Policy Framework

The relevant policy and guidance for the Site is the London Plan (2011); the London Borough of Camden Core Strategy (2010), Camden's Development Policies (2010), Camden's Planning Guidance (CPG) and Fitzrovia Area Action Plan (2014).

Planning Policy Assessment

We consider the proposal to have amended the design and internal configuration of the building in line with the pre-application guidance.



Land Use

The Site is located in the Fitzrovia Area Central London Area within Camden Planning Guidance 5 (Town Centres, Retail and Employment). The Site is also located within the Fitzrovia Area Action Plan (AAP) (March 2014). Grafton Way is described within the AAP as a narrow street, enclosed by largely four-storey terraces in predominantly residential use with some offices. Principle 1 of the AAP sets out that 'the Council will promote the development in Fitzrovia of permanent self-contained housing'.

The proposals include the change of use of 62 sqm at basement and ground floor level from restaurant use (Class A3) to residential space (Class C3). This would result in the total loss of 62 sqm (GIA) of restaurant floorspace with 96 sqm remaining in restaurant use over basement and ground floor levels. At present only approximately half of the basement level is used in support of the ground floor restaurant, and that which is used is in poor repair and inefficiently used.

Policy CS7 (promoting Camden's centres and shops) seeks to provide a range of food, drink, and other suitable uses to provide variety, vibrancy and choice. Policy CS9 (achieving a successful Central London) states that the Council will manage the location or concentration of food, drink and entertainment uses and their impact within Central London Area. Policy DP12 (supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) is also relevant in addressing the need to protect the character of a centre along with local residential amenities and also the function, vitality and viability of the area.

As the proposals involve changes to basement and ground floor levels and the A3 use would be retained to the basement and ground floor it is considered that the proposal would not prejudice these policies. The loss of the A3 use floorspace is considered not to cause harm to the character, amenity, function, vitality and viability of the Central London frontage or the area generally and is, therefore, considered acceptable in terms of Policies CS7, CS9 and DP12.

The pre-application response states 'in terms of principle, no objection would be raised to part of the A3 unit being lost as the remaining A3 floorspace would still be sufficiently sized for A3 use'.

Proposed Lower and Ground Floor Flat (No.1)

The change of use to part of the basement and ground floor levels from Use Class A3 to C3 is included within this planning application. Within the pre-application advice the council raised concerns in terms of the proposed residential unit located entirely at basement level. This unit was referred to as 'Flat 7' at pre-app and is now referred to as 'Flat 1' in the planning application submission. These concerns included the size, light levels, outlook and noise and vibration at lower ground with the unit being directly adjacent to the kitchen of the A3 and below the restaurant itself.

Unit size

Flat 1 is now re-arranged over basement (2 bedrooms and bathroom) and ground floor (kitchen and lounge) levels totalling 62sqm. The proposal adheres to the Camden Housing CPG2 standards. Paragraph 4.14 of CPG2 sets out size guidelines of which 2 bed units should have a minimum size of 48sqm. We consider Flat 1 to be of sufficient size in accordance with the Camden Housing CPG2.



Light levels

A Daylight, Sunlight and Shadow Assessment accompanies this planning application submission. The conclusions are set out in section 8.0 of the accompanying report. The main conclusion to the report is set out below:

‘In conclusion, the development will not result in any materially unacceptable daylight and sunlight effects in relation to neighbouring residential properties, the proposed accommodation and amenity spaces. The development is consistent with the objectives and requirements of the BRE guidance and relevant planning policy. We respectfully conclude that there are no reasons on which planning permission could reasonably be refused on daylight or sunlight impact grounds’.

Outlook

The single aspect of Flat 1 has 6 windows and two glazed doors of which none are obscured allowing maximum light penetration. Bedroom 1 is located under the restaurant but is now separated from the kitchen /ancillary area by a corridor and the bike store. The windows allow acceptable levels of daylight and sunlight into the flat as concluded in the Daylight, Sunlight and Shadow Assessment. The external corridor between the basement flat and vaults is now private and will be gated for security purposes and kept to a high standard.

Noise and vibration

An acoustic assessment has been undertaken to assess the impact of noise and vibration on Flat 1 from the proximity of the A3 use. The proposed construction methods are highlighted in section 4.3 of the report and these are sufficient to achieve the sound reduction performance levels necessary. It is also proposed that an agreement is made with the A3 tenant to control noise and vibration issues of both plant and equipment and sound systems in the Tenant’s demise. We consider the Tenant mitigation measures could be regulated as a planning condition or planning obligation by the Local Planning Authority.

Size of residential accommodation

The proposed floorspace schedule is as follows:

Floor	Restaurant/Storage (sqm GIA)	Residential (sqm GIA)	Total (sqm GIA)
Lower Ground	56.0	38.0	94.0
Ground	40.0	24.0	64.0
First		65.0	65.0
Second		67.0	67.0
Third		58.5	58.5
Fourth (Roof)		35.5	35.5
Total	96.0	288.0	384

In terms of the standard of accommodation, in respect of unit sizes the proposal adheres to the Camden Housing CPG2 standards. As such, all 1 bed units should have a minimum size of 32 sqm and 2 bed units should be 61sqm. The development proposal is demonstrated to be of high quality design and contributes to achievement other objectives and policies of the Local Plan. The table below sets out the comparison between the Camden Housing CPG2 standards and the proposed floorspace.



	Camden Housing CPG2 (sqm)	Proposed Floorspace Sizes (sqm)	Difference (sqm)
Unit 1 (2 or 3 person)			
Total GIA	61	62	+1
Bedroom 1	11	13.3	+2.3
Bedroom 2	6.5	11.2	+4.7
Unit 2 (2 or 3 person)			
Total GIA	61	65	+4
Bedroom 1	11	14.8	+3.8
Bedroom 2	6.5	9.6	+3.1
Unit 3 (1 person)			
Total GIA	32	35	+3
Bedroom	11	11.4	+0.4
Unit 4 (1 person)			
Total GIA	32	32	0
Bedroom	11	12.3	+1.3
Unit 5 (1 person)			
Total GIA	32	33	+1
Bedroom	11	11.4	+0.4
Unit 6 (2 or 3 person)			
Total GIA	61	61	0
Bedroom 1	11	11.8	+0.8
Bedroom 2	6.5	7	+0.5

Light and Outlook

As referenced previously in this letter, the Daylight, Sunlight and Shadow Assessment produced by NLP Consultants accompanies this planning application. The assessment concludes that 'the development will not result in any materially unacceptable daylight and sunlight effects in relation to neighbouring residential properties, the proposed accommodation and amenity spaces'. We consider all residential units to have acceptable light and outlook in accordance with BRE Guidance and relevant planning policy.

Mix

The proposed residential accommodation will be high quality and comprises 3 x 1 bedroom apartments and 3 x 2 bedroom apartments.



The proposals have sought to optimise the delivery of residential accommodation whilst working with the constraints of an existing building. With regard to unit mix, Policy DP5 requires at least 40% of market accommodation to be 2 bed units which are in the highest demand. The proposal would provide 50% 2 bed units which exceeds the local policy requirements.

The proposed development accords with Core Strategy Policy CS6 and DP2 of the Council's Development Policies in that it supports the Council's objective to maximise the supply of additional housing. The proposals also lead to a substantially improved quality of residential accommodation compared to existing. The type of residential accommodation reflects the general context of household need as explained at paragraph 6.37 of the Core Strategy, particularly the increasing need for accommodation to cater for one and two person households.

Design and impact on character

The overarching aim of Policies CS5, CS14, DP24 and DP25 are to secure high quality design that safeguards the heritage of the Borough. CPG4 also provides detailed design advice on acceptable forms of development.

The proposal includes an alignment of the windows within the extension to the Whitfield Street and the windows in the main body of the building. The existing two storey extension to Whitfield Street does not match the main section of the building. The request from Camden at Pre App stage was to align windows and detailing of this (extended) part with the main building, hence its partial demolition.

The roof ridge will be raised slightly, however the increase in height is to a level where it would not be perceived from street level. The roof is to be replaced with a new insulated roof, with slate finish as existing.

With regard to the other works at roof level, the inset terrace is set in from the gable ends and the railings set behind the existing chimney stack and parapet to reduce views.

The proposal also includes the removal of some the pavement lights on the Whitfield Street elevation to open up the lightwell area.

The openings at basement level are to be opened up to improve light levels and access. The existing openings at this level have no real architectural merit.

The existing windows within the building are to be replaced with traditional windows of bespoke joinery construction in keeping with the Conservation Area. We consider this design element to be an improvement of the current situation.

The enclosed design material by Hinge Associates demonstrates the high quality design and care that has been afforded to ensuring that the proposals respect the characteristics of the existing building and the surrounding Conservation Area. It is considered that the proposals accord with Policies CS5, CS14, DP24 and DP25 in this respect.

Indeed, the improvements to fabric of the building and the addition of the roof terrace will significantly enhance the attractiveness of the building to businesses.



Impact on neighbouring amenity

The Council's Development Policy DP26 ensures development does not harm the amenity and quality of life of neighbours. The development will not have any harmful effects on the amenity of existing and future occupiers. The Daylight, Sunlight and Shadow Assessment demonstrates the development will not give rise to any unacceptable effects in terms of neighbouring properties'. This is also confirmed in the pre-application advice where the Council state 'Due to the nature of the proposed development I don't consider the development would impact on neighbouring residents' amenity in terms of outlook, daylight, sunlight and sense of enclosure'.

Accessibility

Policy DP6 states that all new homes should comply with Lifetime Homes criteria as far as possible. The planning application has been reviewed in respect of the Lifetime Homes criteria and concluded that the building is not suitable to being assessed, given the retention of the existing staircase and the stepped entrance off street level.

Transport

The application Site is located within an area with a PTAL score of 6b (excellent) and is located within Controlled Parking Zone CAE. As per Policy DP18, the development will be required to be car-free and no parking permits will be allowed for future residents. The development will be secured as car-free by means of a Section 106 legal agreement.

The main concern from the pre-application advice with the cycle parking is accessibility, more specifically the inability to provide level access. The remaining criteria for providing cycle parking (located off-street, within the boundary of the site and secure), as set out in Chapter 6 of London Plan, is addressed. Further to the pre-application advice, the design team considered a number of alternative locations for the cycle parking however, concluded, the basement is the only accessible location for residents. Level access cycle storage is not possible purely because of the constraints of the existing buildings built form and its location within the conservation area.

We consider potential occupiers of the residential units will have to be physically able as no residential unit has been proposed with level access, again, due to the restrictive nature of the building. The provision of cycle parking spaces complies with Core Strategy Policies CS11, DP17, DP18 and DP19 of the Camden Development Policies.

The building does not currently have any formal cycle parking. We consider the provision of the bike store and hence forth the benefits this will provide (sustainable travel, safety for resident's etc.) will outweigh any accessibility concerns in line with Policy 6.9 of the London Plan. The basement location of the cycle parking will therefore not detrimental impact accessibility for residents.

Waste

The Council, in the pre-application advice, had concerns regarding the storage of waste within a vault at basement level as the store is not at ground access and also the impact it would have on the occupiers of No.7 (now unit 1).

CPG1 Section 10 sets out the requirements for residential development of 6 dwellings or fewer. Figure 16 summarises the key external storage requirements of which 1 – 6 are applicable to the



application scheme. It is considered all points are satisfied apart from item 3. This point is not physically able to be satisfied due to the constraints of the existing building and lack of available space at ground floor (level access). The basement vaults are considered acceptable for all criteria set out in the CPG1 for storage of waste. The occupiers of the residential units will be 'able bodied' as the buildings physical restraints do not allow for sufficient level access throughout. Currently the property has no area for the storage of waste. This introduction will allow for a safe location, accessible for all users and collectors and minimise nuisance to occupiers and neighbours (and their amenity space). There will be no noise and disturbance impact on the basement residential occupiers as confirmed in the MLM Acoustic Report.

Conclusion

Overall, it is considered that the proposed development is acceptable in planning terms and complies with Core Strategy Policy CS18, CS5, CS11, CS6, CS7, CS9, CS14, CS18 and Development Plan Policies DP2, DP5, DP12, DP17, DP18, DP19, DP24, DP25 and DP26.

We trust you have sufficient information to determine the proposals, but should you have any queries, please do not hesitate to contact Craig Tabb or Thomas Price of this office. With regards to viewing the Site, this can be made possible at short notice.

Yours faithfully

DP9 Ltd