

<b>Delegated Report</b> (Members Briefing)		<b>Expiry Date:</b>	22/09/2014	<b>Officer:</b>	David Peres Da Costa
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
28 Tottenham Street London W1T 4RH		1. 2014/4483/P 2. 2014/4690/L			
<b>Proposal(s)</b>					
<ol style="list-style-type: none"> <li>Change of use of basement from storage area ancillary to residential flat (Class C3) to retail (Class A1), installation of new doors and windows at front basement level, and demolition of external rear WC block.</li> <li>Installation of new doors and windows at front basement level, provision of new stairs, and demolition of external rear WC block.</li> </ol>					
<b>Recommendation(s):</b>		<ol style="list-style-type: none"> <li>Grant planning permission</li> <li>Grant listed building consent</li> </ol>			
<b>Application Type:</b>		<ol style="list-style-type: none"> <li>Planning permission</li> <li>Listed building consent</li> </ol>			
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>		<b>Date posted</b>	<b>21 days elapsed</b>
<b>Press notice</b>	07/08/2014	28/08/2014	<b>Site notice</b>	01/08/2014	22/08/2014
	<b>Date sent</b>	<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
<b>Adjoining Occupier letters</b>	30/07/2014	20/08/2014	10	1	1
<b>Consultation responses (including CAACs):</b>	<p><b>30 Tottenham Street - object</b> Concerned that any extension could have a negative impact on the natural light of the rear gallery room of art gallery at 30 Tottenham Street. <i>Officer's comment: No rear extension is proposed.</i></p> <p><b>Charlotte Street CAAC - object</b> The proposed conversion would result in harmful alterations to the historic fabric, plan form and to the special interest of the building and would detract from the individual contribution it makes to the special historic character of this part of the CA and should be refused. <i>Officer's comment: The application has been substantially revised and no alteration is now proposed above ground floor level. Please refer to sections 2.1 and 3 in the assessment below for more information.</i></p> <p><b>Charlotte Street Association - object</b></p> <ol style="list-style-type: none"> <li>Object to the proposed residential mix</li> <li>Object to the car parking use of the rear courtyard</li> </ol>				

3. Greatly concerned that the proposed change of basement to retail use and its linking to the ground floor retail unit will lead to rent increase of enlarged unit
4. Certain detailed drawings should be requested to ensure the existing character of the detailed design is retained. These should include details of: insulation of external walls, double glazed windows; existing timber panelled partition at ground floor; proposed staircase partition

*Officer's comment: The application has been substantially revised and the conversion to 2 flats is no longer proposed. No alteration is now proposed above ground floor level. The increase in rent of the unit is not a valid planning consideration. Please refer to sections 2.1, 3, 4, and 5 in the assessment below for more information.*

### Site Description

The application site relates to a four storey mid-terrace building located on north side of Tottenham Street. Charlotte Mews is immediately to the north of the site. The building is Grade II Listed and is sited within Charlotte Street Conservation Area. The building is in retail use at ground floor level with residential above and a residential storage area in the basement. The land and property gazetteer has only one flat dwelling on the upper floors and this is corroborated by information available from the Valuation Office Agency.

### Relevant History

**2013/4707/P & 2013/4742/L:** Erection of roof extension to create additional floor, including alteration to chimney, creation of front facing roof terrace with balustrades, alteration of existing bedsit to one bed flat (Class C3). Refused 29/10/2013

**36897:** Demolition of part of the rear boundary wall and doorway forming a section of the open yard, to provide a servicing and car parking area. Granted 16/03/1984

### Relevant policies

#### NPPF 2012

#### London Plan 2011

#### LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

#### Camden Planning Guidance

1 Design

#### Charlotte Street Conservation Area Statement

### Assessment

#### 1. Proposal

1.1. Planning permission is sought for the following:

- Change of use of basement from 31sqm of storage area ancillary to residential flat (Class C3) to retail (Class A1).
- Insertion of new internal staircase to connect the existing ground floor retail unit with the basement below.
- Unblocking of windows and door at basement level on front elevation including lowering of cill to allow the insertion of two sash windows (6 panes over 6 panes) and a 4 panelled door to provide access to the front yard and external vault.
- Installation of toilet at basement level under the existing stairs
- Demolition of the existing outhouse WC

## 2. Revision

2.1. In response to concerns raised by adjoining occupiers, local area groups and council officers the applicant submitted significantly revised drawings which include the following changes:

- Omitted - Conversion from 3 studio units at 1st, 2nd & 3rd floor levels to 2 self-contained flats to provide 1 x 1 bed & 1 x 2 bed units. This element was removed as concern was raised that the residential unit had never been subdivided into 3 studio flats.
- Omitted - Internal alterations to partitions, skirting, windows and fireplaces. These elements were removed as they would have unacceptably impacted on listed historic fabric.
- Omitted - Glass pavement lights. This element was removed because the lights were not considered to be in keeping with the character of the listed building.

## 3. Principle

### *Loss of residential*

3.1. The proposed works would result in the loss of 31sqm of floorspace which is ancillary to the residential use on the upper floors (Use Class C3). The basement is damp and has no windows at the front and so does not provide habitable accommodation. In addition the basement is physically separated from the residential use on the first, second and third floor. The basement floor was last used as ancillary storage to the residential use but has been vacant and unused for the last 3 years due to its poor condition. Given this specific context, the loss of the 31sqm of residential floorspace is considered acceptable.

### *Use of basement as retail*

3.2. The proposed works would result in use of the basement storage area as part of the ground floor retail unit. The proposal would result in an increase of 31sqm of Class A1 retail floor space. The site is located in the Central London Area, a centre for retail activity. As such additional retail floorspace is considered to be acceptable in principle.

### *Alterations & Additions*

3.3. The alterations and additions are considered to be acceptable in principle subject to the following assessment.

## 4. Design

4.1. The brickwork of the front elevation of this listed grade II building was substantially rebuilt during the 1970's while to the rear the building retains its original late 18<sup>th</sup> century brick

elevation. A site visit revealed the interior is virtually untouched and retains most of the historic joinery (fine hall panelling, staircase, doors, architraves, floor boards, skirting, fireplaces, shelves are all retained in situ). The condition and level of unaltered original fabric of the interior to No. 28 Tottenham Street is particularly rare and it forms an important part of the buildings historic and architectural significance. The timber shopfront also appears to be substantially historic.

4.2. The opening up of the basement concerns 20<sup>th</sup> century fabric and is not considered sensitive. The use of the basement is compromised by the current layout with outside toilet. The installation of a basement toilet for the retail unit is a balanced and appropriate solution. The location of the basement windows would be appropriate and the detailed design matches the windows at first floor level. The external alterations would preserve the character and appearance of the conservation area.

4.3. There is no objection to the removal of the outside WC, and the yard would be repaved with granite sets which would be appropriate to the historic nature of the host property.

## **5. Traffic**

5.1. There is no boundary wall around the rear yard. Listed building consent was previously granted 16/03/1984 for the demolition of part of the rear boundary wall and doorway forming a section of the open yard, to provide a servicing and car parking area (ref: 36897). Therefore, the use of the rear yard for car parking has been authorised. Whilst the Council encourages the replacement of the boundary wall the Council cannot compel the applicant to carry out this work.

5.2. The rear yard measures 4.1m (deep) by 5.32m (wide) and is relatively small. It is currently used as vehicle hard standing for 1 car. Following the demolition of the outside WC, given the modest size of the yard, it would still not be large enough to accommodate more than one car. Therefore the proposed demolition would not have a negative impact when compared to the existing situation. The repaving of the yard with granite sets would be an enhancement of the setting of the listed building.

## **6. Amenity**

6.1. The proposed alteration to the front elevation and the demolition of the outhouse would have no impact on neighbouring amenity. A concern regarding daylight has been raised by the occupier of 30 Tottenham Street. There would be no impact on this property.

## **7. Recommendation**

7.1. Grant conditional planning permission and conditional listed building consent

### **DISCLAIMER**

**Decision route to be decided by nominated members on 12<sup>th</sup> January 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**