



## **Planning Statement**

### **The Cock Tavern / Phoenix Road**

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**Prepared for /** Flamestrike Ltd

**Reference /** 0031

3 March 2015

## 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 5 residential units (1 x 1 bed, 3 x 2 bed and 1 x 3 bed), together with the retention of public house (Use Class A4) to ground floor and retention of function room facility to first floor. Demolition of existing rear extension and construction of new 2-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:

- 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).

- 1.4 The proposal represents the re-submission of withdrawn planning application ref: 2014/5942/P. Reference should be made to the consultation section (3.0) of this report for more information, together with section 4.0 which outlines where relevant changes to the proposal have been made.

## 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
<b>Total</b>			<b>688</b>

- 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.

### 3.0 The Proposal

#### *Land use and layout*

- 3.1 The proposal involves the change of use of part of the first floor and all of the second floor to residential (Use Class C3), as well as the conversion of the attic space (third floor) to residential. The remaining part of the first floor will be retained for a meeting room and kitchen facilities in connection with the retained public house on the ground floor. A new, two-storey rear extension is also proposed.
- 3.2 The total proposed floorspace is 838 sq m (GIA), which is broken down as 399 sq m as for residential use and 436 sq m for the public house (including ancillary space and community room).
- 3.3 Five 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.

Apartment	Beds	Floor	Size (sq m)	Minimum Residential Design Standards (sq m)
1	2 (4 person)	First	87	70
2	1 (2 person)	First	50	50
3	2 (4 person)	Second	76	70
4	2 (4 person)	Second	84	70
5	3 (5 person)	Third	102	86

- 3.4 In terms of the internal layout of the property, only minor revisions to the layout of the existing ground floor level are proposed. No changes are proposed to the basement level. 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. The existing staircase that rises within the public house to first floor level is proposed to be retained to provide access to the function room and kitchen, as currently occurs. The separate access point to the upper floors from Carlton Street is proposed to remain and become the main residential entrance to the property.
- 3.5 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. The Heritage Statement submitted in support of the application provides further justification of these works.

#### *External appearance*

- 3.6 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.
- 3.7 The elevational treatment associated with the new extension to the property will comprise rendered walls and will include a flat roof with a skylight over the living room to Unit 2. Windows to the extension will be aluminium framed, and include a corner window that runs around the northeast and northwest elevations.

## 4.0 Consultation and planning history

### *Camden Council*

- 4.1 Previous consultation on the process was carried out with the Council in 2011. 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.
- 4.2 It should be noted that the design of the proposal has evolved to take on board the issues raised above. In addition, cycle storage is now included in the scheme, and one, 3 bed unit is proposed to improve the residential mix.

### *Planning history*

- 4.3 Further to the receipt of the above advice, planning application ref: 2014/5942/P (and associated listed building consent application ref: 2014/6082/L) was submitted in September 2014 and subsequently withdrawn in January 2015. The proposal was similar in nature to the current proposal, but comprised 8 residential units, the retention of the public house to ground floor and the conversion of the basement to provide kitchen and function room facilities.
- 4.4 The application was withdrawn primarily due to concerns expressed by the Council relating to the following issues:

#### Side/rear extension

- 4.5 Whilst acceptable in principle, at four storeys (and subsequently revised to three storeys) in height the bulk of the side extension as proposed was considered to be too great, with an overbearing impact on the property. It was suggested that the fenestration pattern on the extension should not visually overwhelm the relatively plain elevation of the existing building.

#### Internal alterations

- 4.6 A general concern with regard to the removal of existing internal walls. It was outlined that spine walls should be retained as much as possible, that new openings to the external elevations were minimised and the blocking up of historic apertures should be avoided.

#### Excavation of the basement

- 4.7 Concerns were expressed regarding both the excavation of the existing basement (making it deeper), as well as the extension of the basement underneath the building. It was indicated that neither of these works was considered to be appropriate.

*Local Community*

- 4.8 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 at first floor 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 associated meeting room) 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 In addition, the function room at the first floor level is proposed to remain. It should be noted that the 2014 application proposed to relocate the function room to the basement which has now been removed from the proposals.
- 5.5 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)***

- 5.6 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.

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

- One, 1 bed unit (20%);
  - Three, 2 bed units (60%); and
  - One, 3 bed unit (20%).
- 5.7 This mix has been refined further to consultation with the Council and now provides a suitable element of family accommodation (including a 3 bed unit) as part of the scheme. 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 5 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 all apartments accord with the minimum floorspace requirements as outlined in the London Plan.

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

- 5.10 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. In particular, the proposal:
- responds to previous advice obtained from the Council by no longer proposing works to the basement level;
  - retains as many internal walls and apertures as possible, whilst also limiting the number of new openings to external walls; and
  - includes a two storey rear extension, which is subservient to the building as a whole, with a simple design approach.
- 5.11 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 the function room to the first floor, which together, represent an asset of community value; 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.