

OC/CE/P5888  
20<sup>th</sup> April 2015

London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
N1C 4AG

**Planning Portal Reference: PP-04042314**

Dear Sirs,

**62-64 Goodge Street, London, W1T 4NE**

**Planning application for the subdivision of the existing third floor flat to create two residential units comprising 1 x studio and 1 x 1 bed and reconfiguration of existing two flats on second floor level.**

On behalf of our client Shaftesbury CL Limited, we write in support of the above planning application concerning the subdivision of the third floor flat to create two residential units (1 x studio and 1 x 1 bed). The application also seeks to enhance the layout of the existing two flats on the second floor. The requisite application fee of £385.00 has been sent to the Council, in the form of a cheque, by post.

In order to validate the application the following documentation has been submitted to the Council via the Planning Portal:

- Completed CIL Form
- Existing and Proposed drawings (prepared by Fresson & Tee)
- Site location plan
- Lifetime Homes Assessment (prepared by Fresson & Tee)

### **Site Description & Location**

The property is located on the northern side of Goodge Street. The property currently comprises a restaurant (Class A3) on the ground and basement floors, dentist surgery (Class D1) on the first floor and residential accommodation (Class C3) on the second and third floors. The property is not listed however is located within Charlotte Street Conservation Area and Central Activity Zone (CAZ).

The surrounding area comprises a mixture of uses, consisting predominately of retail and restaurant use at ground floors, and commercial office or residential use on upper floors. Within close proximity of the application site is the extensive redevelopment of the former Middlesex Hospital.

This application relates to the second and third floor of the building which currently comprises three

residential units.

## **The Proposal**

### *Second Floor*

There are two existing residential flats on the second floor, one of which is a very small one bedroom flat which is smaller than a standard studio (29.7sqm) and the other a two bedroom flat. Our client would like to enhance the quality of the accommodation and increase the size of the smaller unit. The application seeks to make very minor changes to the layout of the floor plan to increase the size of the flat to 37.9 sqm.

The layout of the larger flat is amended to create an attractive one bedroom flat. There is no loss of residential units or floorspace on the second floor. The application solely seeks to improve the layout of the existing flats. Both flats will comply with London Plan standards (54.2sqm one bed and 37.9sqm for the studio).

### *Third Floor*

The proposal comprises the subdivision of the third floor 3 bedroom residential flat to create two residential units comprising 1x studio and 1x 1bed unit. There is very little demand for the existing residential unit which has never been used as a single family dwelling. Our client would therefore like to optimise the use of the space and create two smaller residential units for which there is a much higher demand in this area.

The proposed studio unit will measure 38.1sqm. The proposed 1 bed unit will measure 50.1sqm. Both units exceed the minimum space standards detailed in the London Plan.

## **Design & Access Statement**

A separate design and access statement has been submitted in support of the application. We can confirm that access into the property remains as existing via the sole staircase. No alterations are proposed to the entrance from Goodge Street.

No external alterations are proposed. This application solely seeks internal reconfiguration of the existing residential units.

## **Planning Policy**

Camden's adopted planning policies (DP2) seek to ensure there is no loss of residential floorspace and to maximise the supply of additional homes in the Borough. This proposed scheme complies wholly with both criteria. The scheme seeks to enhance the quality and layouts of existing residential units and create an additional flat within the property.

The Council accepts that one method of Camden being able to meet its housing targets will be to increase densities on site. This application seeks to create an additional residential unit within the property in accordance with Development Policy DP2.

The Council seeks to secure additional housing in the Borough. In securing this housing the Council will take into account the specific identity of the area when making a decision. 30% of Fitzrovia's housing serves as 1 or 2 bed units. The units proposed in this application are befitting to the character of the area in which they are located. The proposed is therefore in accordance with Core Strategic Policy CS9.

Paragraph 6.37 of the Core Strategy states that 'the range of house sizes sought in Camden should reflect the household sizes we expect to live here'. The Council states that one person households are the most common type of households (46%) projected to rise as a proportion by 2026 (51%). This demonstrates that there is a pressing need to provide more 1 bed units in the borough, despite the Council only describing them as a 'lower priority'. Furthermore the Council do not protect the provision of three bedroom units, rather it just priorities them. The loss of a three bedroom unit is therefore not considered contrary to planning policy. There is no loss of residential floorspace throughout the scheme. The proposal replaces a flat which has never been used a family dwelling (possibly due to the central London location and lack of outside amenity space) with much needed smaller flats.

A greater proportion of primary and secondary schools are located to the north of the borough, which tends to have a more residential characteristic. This makes it an attractive area for families to locate. Conversely, Goodge Street is located close to the University of Westminster and University College London, with major office and retail centres located due south. As such smaller sized units are deemed more appropriate in this area as opposed to a family sized unit. The subdivision would therefore reflect the household size expected to live in this area.

The scheme also seeks to replace a sub—sized existing flat (which currently falls below London Plan size standards) with a studio flat which complies with London Plan. We consider this is a great enhancement to the residential accommodation.

#### **Lifetime Homes Assessment**

As required for all residential applications, a Lifetime Homes Assessment has been submitted in support of the application.

#### **Summary**

The application creates the opportunity to create one additional high quality self-contained residential units, of a size appropriate to the location and character to which it is located and identified as growing in demand, in accordance to household size projections, over the period of the current plan. The scheme also seeks to enhance the layout and size of the existing flats on the second floor.

We trust that you have all the documentation required to validate the proposal; however should you require any further information or wish to arrange a site visit please do not hesitate to contact the undersigned.

Yours sincerely



Oliver Coleman  
Rolfe Judd Planning Limited