

Delegated Report		Analysis sheet	Expiry Date:	06/05/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	09/04/2015
Officer			Application Number(s)	
Charles Thuaire			2015/0825/P	
Application Address			Drawing Numbers	
The Old Dairy 7 Wakefield Street London WC1N 1PG			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 25 (requiring development to be carried out in accordance with approved plans) attached to planning permission reference 2011/6032/P dated 14/03/12 (for redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising Class B1 business space in two basement and 2 storey units at western end of site; five Class C3 dwellinghouses in basement and 2 storey units at eastern end of site; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square), namely to allow (as a Minor Material Amendment) change of use from 3 approved houses in centre of site to 8 new flats plus additional windows on rear and front facades, 3 reconfigured roof terraces, and associated enlarged cycle and refuse stores in communal yard.				
Recommendation(s):		Grant permission subject to Deed of Variation of S106		
Application Type:		Variation or Removal of Condition(s)		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified 23		No. of responses 05 No. Electronic 00		No. of objections 05	
Summary of consultation responses:	<p><u>Objection/comments from 8 Regent Square, 8,9,10,11 Wakefield St-</u></p> <p>1) Do not object to 'development' but this new application is a 'deliberate evasion and attempt to re instate the very elements of the original planning application that we, as a community, rejected. This is a cynical misuse of planning codes'</p> <p><u>Officer response</u> <i>This refers to the original 2011 application which was later refused <u>only</u> on grounds of design, bulk and overlooking of Gardens. This new amendment scheme does not change the agreed form, design or amenity impact of the later 2012 scheme).</i></p> <p>2) Extra windows at rear cause loss of privacy to Regents Square; overshadowing of garden, loss of sunlight and privacy to bedrooms of 11 Wakefield St despite high points of gable walls</p> <p><u>Officer response</u> <i>See para 4.1 below.</i></p> <p>3) Permitted volume of housing is more than sufficient here in this restricted space; extra vehicular and pedestrian traffic and noise caused from higher density scheme with different balance between commercial and housing will create disturbance to new residents in Wakefield St accessway; if the 3 new houses here had been built before the previous application was submitted for this scheme, permission might not have been granted due to density and access concerns; doubling of residential units cannot be considered as minor amendment</p> <p><u>Officer response</u> <i>See paras 2.3 and 5.1 below. It appears that one of these objections is not fully aware of the approved scheme which has still a valid permission. The 3 neighbours at 8-10 Wakefield St did not exist at the time of the previous permission as their houses had not yet been built.</i></p> <p>4) No consultation with all affected residents</p> <p><u>Officer response</u> <i>The neighbours at 8,9,10 Wakefield St had not been consulted directly as these new addresses had not been picked up by GIS at the time of the consultation, but a site notice was displayed outside them.</i></p>					

**CAAC/Local groups*
comments:**

*Please Specify

Bloomsbury CAAC, Friends of St Georges Gardens, Regent Square

Residents Association-

No response received

Site Description

The site is a long triangular shaped one, approx. 0.2 ha in size, with an entrance from a narrow mews access way off Wakefield Street adjoining no.7. It contains a vacant warehouse, comprising a linked row of 3 double-pitched roofed and 1 flat-roofed elements, covering almost the whole site; it has a yard and car parking at front and a small yard at the rear. Part of the access way, which is technically public highway but currently cut off by unauthorised entrance gates, bounds the northern side of the western spur of the site. The site, along with the separately owned frontage site to the west, was previously used as a dairy depot until about 5 years ago and has a lawful use as Class B8.

The site is bounded by the rear gardens of nos 1-17 Regents Square to the north and St Georges Gardens to the south. To the northwest and west of the site are the Regent Square URC church and Buddhist centre respectively. To the west between the application site and Wakefield St itself was a small vacant site (previously part of the depot) but has now been redeveloped for 3 new houses following a recent permission.

The Regent Square properties are 5 storey Grade 2 listed buildings all facing due south with views from upper floors to the Gardens. St Georges Gardens is a Grade 2* registered park of special interest and has numerous listed structures and memorials within it. The boundary wall between the Gardens and application site is also Grade 2* listed.

Relevant History

14.3.12- 2011/6032/P PP granted subject to S106 for Redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising: 1102 sqm business space (Class B1) in 2x basement and 2 storey units at western end of site; 5 dwellinghouses (Class C3) in 5x basement and 2 storey units at eastern end of site, comprising of 1x 2-bedroom house with garden and 4x 3-bedroom houses with roof terraces; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square. Also associated CAC 2011/6033/C for demolition of warehouse and LBC 2011/6035/L for works to listed wall.

Works started on site in March 2015 to partially implement permission and consents.

5.7.11- 2011/0339/P PP refused for Redevelopment of site following demolition of existing warehouse to provide a mixed residential/commercial development, comprising: 1279 sqm Class B1 office space at basement and ground floors; 1542 sqm Class C3 residential space, arranged as 3 blocks above the commercial space at 1st and 2nd floors plus roof terraces (comprising 3x 2 bed and 2x 3 bed flats), a 2 storey 3 bed house at the eastern end and a separate 2 storey plus basement block of 2 x 2 bed houses (with roof terraces) at the western end; plus associated plant rooms, relocated substation, landscaping and courtyard servicing and vehicular access from Wakefield Street.

site next to Wakefield St, to west of application site:

7.5.10- 2009/5820/P PP granted for erection of three basement and 2 storey terraced dwelling houses (now built and occupied as nos. 8, 9 and 10 Wakefield St).

Relevant policies

LDF Core Strategy and Development Policies

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS11 - Promoting sustainable and efficient travel
- CS14 - Promoting high quality places and conserving our heritage
- CS19 - Delivering and monitoring the Core Strategy

- DP2 - Making full use of Camden's capacity for housing
- DP3 - Contributions to supply of affordable housing
- DP5 - Housing size mix
- DP6 - Lifetime homes and wheelchair homes
- DP18 - Parking standards and the availability of car parking
- DP19 - Managing the impact of parking
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies

Camden Planning Guidance
Bloomsbury CAAMS 2011

Assessment

1. Background

1.1 The proposal is essentially for amending the approved 2012 scheme in terms of its mix of housing. The approved scheme has 5 dwellinghouses and 2 separate business units. The applicants have decided to vary the housing element to make the scheme more viable as apparently the approved houses are difficult to sell on account of their size, which in some cases are excessively spacious for this area and inner urban context. The revised scheme thus introduces smaller flats in the housing element to create a more varied mix as well as more popular smaller sized units, resulting in a total number of 10 units with 2 houses and 8 flats. The changes are all internal with only a few minor changes in fenestration. The external form, bulk and design, layout, floorspace and business element of the approved scheme otherwise remain exactly the same as before.

1.2 The issues therefore are-

- landuse relating to housing mix and density;
- design and heritage;
- amenity impact;
- transport implications.

2. Landuse-

2.1 The eastern 2 houses remain as before, comprising a 2bed 4person unit and a 3bed 6person unit. The western three 3bed 6person houses (on basement, ground and 1st floors) are to be subdivided internally to create 8 flats and maisonettes (7 x 2bed 4p and 1 x 3bed 6p). Thus the overall mix will be 3 x 3bed 6person and 7 x 2bed 4person units. The proposed number of units doubles the approved number from 5 to 10 and reduces the number of large family sized 3 bed units from 4 to 3. Conversely the number of high priority 2 bed units increases from 1 to 7. The mix continues to be satisfactory and indeed better than before- it provides a more varied range of units with about a third of them as large 3 bed units and a high proportion of 2 bed units which are high priority according to LDF policy DP5.

2.2 All units are in excess of CPG space standards. Although 2 of the flats will be solely at basement level lit by lightwells at front and rear, the submitted daylight study shows that all rooms will amply exceed minimum daylight standards recommended by the BRE guide using Average Daylight Factor (ADF) criteria.

2.3 The overall floorspace does not change so there is no further requirement for affordable housing

beyond that already negotiated and agreed for the approved scheme. The density of the scheme increases as a result of the greater number of habitable units, from the previously calculated 125hrh (habitable rooms per hectare) to now 200hrh. This new figure is more in line with the density recommendations of the London Plan which has a matrix range of 200-700 hrh for this inner urban context of high accessibility. It should also be borne in mind that the approved scheme had a misleadingly low figure on account of the excessively large rooms, such as living rooms which were equivalent in size to 3 normal habitable rooms. The increased density is therefore considered acceptable and more appropriate for this high density urban context.

2.4 The varied number and mix of units with a changed ratio of 2 and 3 bed units and a greater number of bedrooms will require an increased amount of educational contributions, to be sought by S106. The previous scheme required £28,243; now it is calculated to require £34,457.

3. Design-

3.1 The new flats with rearranged rooms within, means that some new windows are required on both front and rear elevations. The basement and ground floors will have more glazed facades on both sides and rearranged front doors which will have no impact on the surroundings, being hidden behind perimeter boundary walls. The 1st floor as approved has a series of vertical slot windows at front and rear and the new ones will be in the same style and size as these- the 6 additional ones at the front will follow the same rhythm as the approved layout and will have no material impact on the appearance of the new building or on the character of the surrounding neighbouring Gardens and conservation area; the 2 additional slot windows at the rear will again follow the same pattern of the existing layout and will be barely discernible from outside the site due to the existing perimeter gable walls which are being retained- one bedroom window is completely hidden behind the gable wall while the bathroom window, which will probably be obscure glazed, is half hidden. Again these will have no impact on the appearance of the new building, setting of the adjoining listed buildings, and character of the conservation area.

3.2 There are 4 approved inset roof terraces above the houses- 3 of these will be reconfigured in terms of their shape and staircase access but their overall size remains the same and they do not project further towards the front or rear facades. It is considered that they will continue to be small discreet features which do not affect the appearance of the scheme and surroundings.

4. Amenity-

4.1 The additional 2 slot windows at the rear will not cause any further significant overlooking of houses in Regents Square, for reasons explained above due to their hidden nature behind the gable walls. Likewise the rearranged roof terraces will not create any further overlooking due to their similar setback to the approved situation. There are no impacts on light or outlook as the form and height of the whole scheme remain the same as approved.

5. Transport-

5.1 The new units will continue to be 'car-free' as before and this will be secured by the S106 which will need a Deed of Variation to it to now apply to all flats and houses. Although the doubling of the number of units will inevitably result in some increase in numbers of pedestrians (both residents and visitors) and in servicing traffic, this is considered to be acceptable in this context and would not result in serious traffic congestion along the accessway or Wakefield St or in noise nuisance and loss of amenity to the neighbours here. It is worth noting that the original scheme for this site, later refused in 2011, had 8 units which in itself was considered acceptable in density and transport terms.

5.2 New enlarged cycle and refuse stores will be provided in the central courtyard which is acceptable in principle; its height, design and location will ensure it has no impact on the servicing within the courtyard or the character of the surrounding area due to its enclosed position behind boundary walls.

Details will need to be approved by an additional condition to ensure 20 cycle stands are provided. A CMP and highway works will be needed as before, secured by S106.

6. Conclusion-

6.1 The revised scheme is considered acceptable in housing mix, design, amenity and transport terms and does it alter the fundamental principles of the overall scheme in balance of landuses, design approach, development intensity and impact on trees, heritage assets, amenity and transport conditions.

6.2 It is recommended for approval subject to Deed of Variation to the previous S106 which will now require that all 10 residential units are 'car-free' and a changed contribution to educational facilities (now £34,457). All the other S106 clauses (regarding highway contributions, private footway, CMP, local employment, post-construction review, affordable housing contributions) remain the same.

DISCLAIMER

Decision route to be decided by nominated members on Monday 27th July 2015. For further information please click [here](#)