

Delegated Report		Analysis sheet	Expiry Date:	06/09/2013
		N/A / attached	Consultation Expiry Date:	05/09/2013
Officer		Application Number(s)		
Hugh Miller		A: 2013/4419/P B: 2013/4498/L		
Application Address		Drawing Numbers		
34 Great James Street London WC1N 3HB		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>A: 2013/4419/P - Change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.</p> <p>B: 2013/4498/L – Change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.</p>				
Recommendation(s):		<p>A: 2013/4419/P – Grant Planning Permission.</p> <p>B: 2013/4498/L – Grant Listed Building Consent.</p>		
Application Type:	<p>Full Planning Permission</p> <p>Full Listed Building Consent</p>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Advertised in Ham & High 15/08/2013, expires 05/09/2013. Site Notice displayed 07/08/2013, expires 28/08/2013.</p> <p>No responses were received.</p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Bloomsbury CAAC</u>: At time of writing no response was received.</p> <p><u>English Heritage</u>: Comment – English Heritage welcomes the proposals and considers them to further reveal and enhance the significance of the listed building.</p>					

Site Description

A basement + 4-storey terraced property including closet wings located on the west side of Great James Street, east of Emerald Street and north of Theobalds Road. The building is listed Grade II. The building is located with Bloomsbury Conservation Area.

Relevant History

November 1956 – 13427 – PP Granted - The erection of an extension at basement and ground floor level at the rear.

August 1957 – 5395 – PP Granted - Erection of a single storey extension at rear of No. 34, Great James Street, Holborn, for use as offices.

March 1958 – 19265 – PP Granted - The use of the front basement room of No. 34 Great James Street, Holborn, for office purposes.

May 1962 - 214/27375 - PP Granted - The use of the two rear basement rooms at 34 Great James Street as offices

November 1968 – 5835 – PP Granted - The erection of a rear addition, at upper first floor level, to form toilet accommodation

March 2013 - 2013/0597/P - **Application withdrawn** - Change of mixed use from offices (Class B1) and multiple flats (Class C3) into single use as a single- dwelling (Class C3). Demolition of the existing WC block within the courtyard and construction of new roof to family room at rear with associated internal works.

March 2013 - 2013/0616/L - **Application withdrawn** – Internal and external works in association with change of mixed use from offices (Class B1) and multiple flats (Class C3) into single use as a single- dwelling (Class C3). Demolition of the existing WC block within the courtyard and construction of new roof to family room at rear with associated internal works.

Relevant policies

LDF Core Strategy and Development Policies

CS1 – (Distribution of growth)

CS5 – (Managing the impact of growth and development)

CS6 – (Providing quality homes)

CS8 – (Promoting a successful and inclusive Camden economy)

CS11 – (Promoting sustainable and efficient travel)

CS14 – (Promoting high quality places and conserving heritage / conservation areas)

DP2 – (Making full use of Camden's capacity for housing)

DP5 – (Homes of different sizes)

DP6 – (Lifetimes homes and wheelchair housing)

DP13 – (Employment premises and sites)

DP16 - (The transport implications of development)

DP17 – (Walking, cycling and public transport)

DP18 – (Parking standards and limiting the availability of car parking)

DP19 - (Managing the impact of parking)

DP22 – (Promoting sustainable design and construction)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage / conservation areas)

DP26 – (Managing the impact of development on occupiers and neighbours)

CPG 2011:

CPG1 – Design (Extensions, alterations and conservatories)

CPG2 - Housing – Sections 4 & 5

CPG3 - Sustainability

Bloomsbury Conservation Area Appraisal and Management Strategy 2011.

National Planning Policy Framework 2012.

Assessment

Situation

In March 2013, an identical proposal was submitted for consideration but owing to matters of detail design (internal and external works to the listed fabric) the proposal was withdrawn by the applicant.

Proposal

- **A:** 2013/4419/P - Change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.

- **B:** 2013/4498/L – Change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.

The main issues are **a]** land use/ loss of employment floor space, **b]** design and the impact of the alterations on the appearance plus fabric of the listed building and **c]** amenity.

The proposal was revised in response to officers' advice to ensure minimal impact on the buildings historic fabric:

1. Revised plans including annotations on each of the proposed floor plans stating "all panelling including panelling exposed during construction shall be retained and repaired."

2. The existing vaulted closet with the basement courtyard is to be shown retained.

Except for the part rebuilt closet wing, new replacement roof to the family room, the new garden room extension plus the glazed canopy and glazed wall to bridge link, the works are largely internal.

Principle of development - Change to residential use

LDF policy CS8 – Promoting a successful and inclusive Camden economy; states the Council can meet the projected demand for office floorspace in Kings Cross, and therefore there is potential for change of use of older office premises to provide housing and community uses.

Policy DP13 –Employment premises and sites states the Council will retain land and buildings that are suitable for continued business use and resist a change to non-business unless: **a)** it can be demonstrated to the Council's satisfaction that a site is no longer suitable for its existing business use; **b)** there is evidence that the possibility of reusing or redeveloping the site for similar or alternative business use has been fully explored over a period of time. However, given the considerations set out in policy CS8 and supporting text, it is not considered that these should apply to older office premises.

LDF CS6 - Providing quality homes - The Council will aim to make full use of Camden's capacity for housing by: **a)** maximising the supply of additional housing to meet or exceed Camden's target including additional self-contained homes;

LDF DP2 – The Council will seek to maximise the supply of additional homes in the borough by: **a)** expecting the maximum appropriate contribution to supply of housing on site; **b)** resisting alternative development of sites considered particularly suitable for housing; **f)** resisting developments that would involve the net loss of two or more homes, unless they: - create large homes in a part of the borough

with a relatively low proportion of large dwellings.

Note policy justification para.2.24, which acknowledges that the stock of market housing varies across the borough, and some areas have a much, higher proportion of large dwellings than others. To achieve a more varied mix of housing, the Council will favourably consider proposals that create large homes out of smaller homes in parts of the borough where there is a relatively low proportion of large dwellings (that is, *the wards of Bloomsbury, Holborn and Covent Garden, King's Cross, Kilburn, Regent's Park and St Pancras and Somers Town*). Therefore, the net loss of two residential units in this instance would be in compliance with LDF DP2; (f) and is satisfactory.

Policy DP5 states that residential development should make contributions to meeting the priorities set out in the Dwelling Size Priorities Table. The proposed residential dwellinghouse comply with this policy.

Policy DP6 requires all new homes to comply with Lifetime Homes criteria as far as possible. Other than the office use on the basement & ground floors, the lawful use of the upper floors has been residential use by way of self-contained flats. The existing main entrance would provide access to the new residential use.

Development Policy DP26 (h) states that we will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space. The proposed use as a dwellinghouse is in compliance with DP26.

The existing main entrance would provide access into the dwellinghouse. The proposed internal layouts have been designed to work with the existing subdivisions. The proposal would retain all remaining original room sizes, stairs and general circulation patterns of the original Georgian property. Access to two rooms, both within the closet wing at basement and ground level, have been altered to suit each room's use and to integrate the main family room at the rear with the townhouse. Additional storage has been created in three of the rooms in the upper floors to accommodate the needs of a large family.

Design

External alterations

Part rebuild closet wing – Engineers survey

Closet Wing measure approximately, 2.5m (w) and extending back about 3m (d) from the main rear wall with rendered finish. A noticeable line of vertical cracking behind plastic soil and vent pipe about one metre back forward of the rear left corner, is evident and its structural stability was investigated as noted below.

Following a survey of the rear closet wing the applicants Structural engineer report (1) in paragraph 5 states:

- *“Closet wing is in fair order, save for the rear wall at third floor level. This wall needs to be rebuilt from second floor window head up to roof, from the left hand window reveal across to the party wall of the closet wing of No. 33. This may require notice under “The Party Wall etc., Act 1996”, since the adjacent property may be disturbed, by tying in the rebuilt brickwork.*
- *The rear wall should be tied into the third floor joists with 3 No. galvanised straps at second and third floors.*
- *The render should be tapped with a hammer to locate any loose areas, and these replaced.*
- *The rest of the building seems in fair structural order, but it should be noted that the floor construction is almost certainly a central timber beam spanning from front wall to back wall supporting small timber joists spanning left to right into the party walls”.*

The proposed remedial repair is considered acceptable as it would not harm the historic interest or fabric of the listed building.

With the exception of a small central courtyard area, the host buildings footprint largely covers the entire site; similar to neighbouring houses. This is owing to earlier extensions at the rear, basement and ground floor levels; that abuts the common boundaries of the rear extensions of the neighbouring buildings. At the rear, the common boundary with the host building 10-12 Emerald Street, is of similar height to the host building, which together form a curtain of brick walls enclosing nos. 33, 34 and 35 Grt. James Street.

At the rear, the modern office extension at the ground level of the property would be reconfigured to form a new family room. New and replacement lantern rooflights would be installed as part of the refurbishment and be of similar design to existing. It would include a garden room plus reinstated garden above. The proposed garden room would be located above the new family room, on the south-west corner abutting the common boundary with 10-12 Emerald St. and no.35 Grt. James St. The proposed garden room has dimension of 3.2m (d) x 5.6m (w) x 4m (h). It would have double glazed sliding doors with minimal metal framing and of light-weight appearance and in terms of scale and proportion subordinate to the main building and is satisfactory.

In addition a cantilevered clear glazed roof lantern is proposed above the central courtyard. It measure approximately 4.1m (d) x 3.3m (w) and is built around the existing windows of the Georgian townhouse abut the closet wing also the rear elevation of the host building. This added feature would complement and not harm the historic fabric of the main building, provides visual interest and is considered satisfactory.

At first floor level rear, the boundary wall with No. 35 stops short of the existing WC block at No.34, which is to be demolished. The replacement wall furthest from no.35 that forms part of the retain bridge link would be part glazed to soften an otherwise overly hard and solid extension that comprises the rear infill extensions. A replacement window to the staircase would be installed plus new glazed access door. These works of alterations are considered to complement rather than harm the appearance, character or the fabric of the listed building and is considered satisfactory.

Internal alterations

Basement/ ground floors: The layout of these floors remains largely as existing a sauna would be located within the rear vault, a family room would occupy the former modern office extension. A new shower and en-suite facilities provided within the main house, refurbished flooring (basement), service risers throughout plus new panelling.

First & Second floors: The fire places are to be reinstated, flooring refurbished plus new servicing of bathrooms. The layout of these floors remains as the existing; new cornice would match the existing.

Third floor: The fire places are to be reinstated, flooring refurbished plus new servicing of bathrooms. The layout of this floor remains as the existing; new cornice would match the existing.

A heritage/conservation rooflight is proposed to be installed within the inner valley roof and this is permitted development not requiring planning permission. The proposed rooflight is considered satisfactory on listed building grounds.

Amenity

There is approximately 9m distance between the glazed elevations of the proposed garden room and the windows of the closet wings of nos.33 and 35 Grt. James Street. No.33 has mix uses of office on the lower floors with flats on the upper floors; no.35 has office use throughout.

The rear elevation along Emerald Street, behind 34 Great James Street, protrudes forward at the boundary with No. 35 to create a windowless corner at first floor level. The proposed garden room has been positioned in this corner, set back from the boundary with No. 33, to reduce the impact on

occupiers of both adjacent neighbours. The proportions of the garden room have been restricted to keep within the confines of the corner, with only the projected edge of the garden room roof visible from No. 35. Views of the garden room from No. 33 will be limited from within the rear office space or from the external courtyard, both of which are lower at ground level.

It is considered that the acute angle of views from the garden room would not lead to any negative impact on amenity and the proposal is satisfactory.

As noted above, the rear boundary with houses in Great James Street is in excess of 3 storey height, which restricts outlook and views of the occupiers. The proposed garden room being of lower height plus its location is considered not to have any impact on resident occupiers' amenity in terms of loss of day/sunlight or outlook and is acceptable.

The proposal is in compliance with LDF DP26 and is acceptable.

Transport / s106 legal agreement

The proposal is for a single family dwelling house and reduces the number of residential units from 3 to 1. It is not envisaged that the proposal would adversely affect existing parking conditions in the locality and that carfree housing by means of S106 legal agreement is not necessary.

Conclusion

The Council requested additional information during the course of the application. This has been provided and satisfactorily demonstrates the elements of the building special interest would be preserved as well as enhanced as part of the proposed works. The detailed design can be dealt with by way of condition.

Recommendation: Grant Planning and Listed building consent.