

SECTION TWO:
DESIGN EVOLUTION, FINAL PROPOSALS
& PLANNING CONSIDERATIONS





Great James Street
Street view,



35 Great James Street
Wall Panelling



35 Great James Street
Non-original flat roof



35 Great James Street
Lightwell Roof Light



35 Great James Street
Rear Vault

11.0 PLANNING POLICY

11.1 The principle areas of planning policy which have been considered in compiling these proposals relate to the proposed loss of office (B1) floor space and the proposed gain of residential (C3) floor space within a conservation area.

11.2 The London Borough of Camden (LBC) 'Core Strategy' states that "the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing" (Policy CS8 Section 8.8).

11.3 Camden Development Policy DP13 provides further guidance on the loss of B1 (office) uses:

"The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:
a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use;
AND b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time."

11.4 Finally, Camden Planning Guidance (CPG) 5 reiterates what is said in CS8 and DP13 above. It also contains a summary of situations in which the loss of office use may be acceptable:

"There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non business use, specifically:
• criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;
• age of the premises. Some older premises may be more suitable for conversion;
• whether the premises include features required by tenants seeking modern office accommodation;
• quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;
• whether there are existing tenants in the building, and whether these tenants intend to relocate;
• the location of the premises and evidence of demand for office space in this location; and
• whether the premises currently provide accommodation for small and medium businesses."

11.5 We believe that the application site complies with a number of the scenarios listed in the above points, particularly considering the extensive supply of B1 office space in the surrounding area thanks to large scale redevelopments such as that underway in Kings Cross.

11.6 In light of the above, we believe that the proposed return from B1 to C3 use is not contentious in planning terms, and would contend that it is a positive move in heritage terms. 'Section Two' of this report covers the proposed design changes related to this change of use.



6.0 PRE-APPLICATION ADVICE AND RESPONSE

6.1 On 02.08.15, MWA submitted a pre-planning document to determine the feasibility, in planning terms, of the works proposed in this application. On 23.10.15 Camden council planning Officer James Clarke issued a written response to this submission, (2015/4750/PRE) which has been fully considered in preparing this full planning application.

6.2 Where necessary, the proposals have been amended in accordance with the recommendations contained in the letter, and such amendments are summarised as follows;

- Application at the site is for a single family dwelling, instead of 4 flats.
- Lift is proposed within the existing closet wing and works within the existing structure.
- A single pitched roof with accompanying roof terrace is proposed.
- Proposed stair to serve roof terrace, contemporarily detailed.
- Proposed first floor terrace.
- Proposed lowering of vaults.
- Proposed habitation of the front vault to provide lower ground floor bathroom.

6.3 The pre-application response is shown in full in the scanned document over the next page. MWA's response is written under each corresponding section in a bold typeface.

Camden

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Date: 23/10/2015
Our ref: 2015/4750/PRE
Contact: James Clark
Direct line: 020 7974 2050
Email: James.clark@camden.gov.uk

Email: megan@mw-a.co.uk

Dear Megan White,

Town and Country Planning Act 1990 (as amended)
Re: 35 Great James Street, London, WC1N 3HB

Thank you for your pre-application received on the 5th of August 2015, regarding the Change of use from office (Class B1a) to residential (Class C3) comprising 2 x 2 bed, 1 x 2 bed and 1 x studio units with ancillary development affecting a Grade II* Listed Building.

This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Overview of the Site and Proposal

The building is five storeys in height and Grade II* listed fronting Great James Street within the Bloomsbury Conservation Area. The building is currently in B1 office use but was initially constructed as a residential dwelling in the 18th century.

The proposed changes as part of the pre-application are the following.

- Proposed change of use from B1 office to C3 residential
- Extension of the closet wing
- Proposed communal lift
- Opening up rear lightwell
- Erection of a new roof
- Partial Lowering of the lower ground floor level

Submitted Plans

- Heritage Statement
- Existing & proposed Ground floor plans
- Existing & proposed Lower Ground floor Plans
- Existing & proposed First floor plans
- Existing & proposed Second floor Plans
- Existing & proposed Third floor Plans

- Existing & proposed Roof plans
- Existing & proposed Rear Elevations
- Existing & proposed isometric
- Existing & proposed Rear Perspective
- Existing Section B-B
- Proposed Section B-B

All included in Pre-application Document dated July 2015

Relevant Planning History

35 Great James Street

Ref HB2204R - Consent for the rebuild and extension at rear to provide new lavatories. Enclosure of basement light well – Granted January 1980

1)

Policy Context

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy

CS1 Distribution of growth
CS3 Other highly accessible areas
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS11 Promoting sustainable and efficient travel
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
CS18 Dealing with our waste and encouraging recycling
CS19 Delivering and monitoring the Core Strategy

LDF Development Policies

DP2 Making full use of Camden's capacity for housing
DP3 Contributions to the supply of affordable housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair housing
DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
DP13 Employment sites and premises
DP16 The transport implications of development

DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration
DP29 Improving access
DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance

CPG1 Design (2015)
CPG2 Housing (2015)
CPG3 Sustainability (2015)
CPG 5 Town centres, retail and employment (2013)
CPG 6 Amenity (2011)
CPG 7 Transport (2011)
CPG 8 Planning Obligations (2015)

Bloomsbury Conservation Area Appraisal and Management Strategy April 2011

Assessment

The main planning considerations are

- The principle of Land use
- Impact of the significance of the grade II* listed building
- Impact on the character and appearance of the conservation area.
- Impact on the visual and residential amenities of nearby and neighbouring properties
- Living standards of future occupiers, servicing, refuse storage etc.
- Traffic and parking, cycle storage
- Sustainability/biodiversity
- Other matters

Principle of Land use

Change of Use from B1(c)

Policy CS8 seeks to safeguard existing employment sites and premises in the borough that meet the needs of modern industry and other employers, and Policy DP13 notes that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and

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MWA Response:
1) Noted, Please refer to section 11.0: Planning Policy

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6.0 PRE-APPLICATION ADVICE AND RESPONSE

Continued

	<p>b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.</p> <p>Section 7.3 of CPG5 guidance states that the "Camden's Core Strategy sets out the projected demand and planned supply of office floor space in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings to revert to residential. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies".</p> <p>2) The principle of change from B1 office to residential may be considered acceptable however this would be dependent on a submission of a satisfactory Marketing assessment that provides justification for the loss of employment floor space. The Marketing assessment would provide evidence that the site would not be viable for reuse as an enhanced B1 office use for example, or that other mixed use schemes are not practical on the site. Thereafter the Council would be able to make a more informed decision on any application changing from B1 office use to residential. Section 7.18 of the Camden guidance CPG5, states below some of key themes that would be required of any marketing report.</p> <p>As a minimum, we will expect marketing exercises to include the following:</p> <ul style="list-style-type: none">• Use of a reputable local or national agent with a track record of letting employment space in the borough;• A visible letting board on the property (constant throughout the marketing period);• Marketing material should be published on the internet, including popular online property databases such as Focus;• Marketing continuous over at least 2 years from when the letting board is erected and the property is advertised online (i.e. not simply from when agents were appointed). We will consider shorter marketing periods for B1(a) office premises;• Advertised rents should be reasonable, reflecting market rents in the local area and the condition of the property;• Lease terms should be attractive to the market: – at least three years, with longer terms, up to five years or longer, if the occupier needs to undertake some works – and/or short term flexible leases for smaller premises which are appropriate for SMEs;• A commentary on the interest shown in the building, including any details of why the interest was not pursued; and• Where there is an existing employment use then we will require evidence that the tenant intends to move out. <p>The B1c accommodation on the site is currently occupied and are not considered to be in a poor state and thus could likely continue to be successfully occupied for continued B1 office use. It is accepted however that under modern office standards the offices are outdated and would need some uplift to achieve average/high market rate when compared to other office space recently developed in the borough. But importantly the future viability of continued B1a use is not considered to be in jeopardy. Therefore the Council would</p>	<p>consider a robust marketing assessment exercise for the proposed change of use from a non-business use on the site to non-commercial floor space as necessary to permit the proposed change of use to residential.</p> <p><u>Creation of new residential units:</u></p> <p>Policies CS5 and CS6 of the Core strategy and Policy DP2 of the Development Plan seeks to maximise the supply of additional homes in the borough and housing development is regarded as the priority land use of the local development framework.</p> <p>3) If the loss of the business floor space can be justified, the principle of providing residential accommodation at the site would be considered acceptable in principle. Housing is regarded as the priority land-use of the LDF, as outlined by policies CS6 and DP2, which seek to maximise the supply of additional homes in the borough.</p> <p><u>Dwelling mix:</u></p> <p>Policy DP5 notes that the Council will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT) and will expect a mix of large and small homes in all residential developments. The DSPT indicates that 3-bed units have medium priority for market housing and 2-bed units have the highest priority, based on a high level of need relative to supply. The DSPT indicates that developments should aim to provide at least 40% 2-bed units.</p> <p>4) Two of the proposed four dwellings would be 2x2 bedroom units representing 50% of the total and thus complying with Policy DP5. The principle of the development is considered to be acceptable, subject to compliance with policies CS8 and DP13 and the detailed considerations below.</p> <p><u>Impact on the character and appearance of the listed building and the wider area Bloomsbury Conservation Area (listed building and conservation area considerations)</u></p> <p>The grade II* listed building is of significant national architectural and historic interest. The building dates from the early 18th century and is a very good example of an early Georgian London townhouse. Great weight and importance has been given to the buildings status and significance. The building has suffered negative change through the infilling of the rear courtyard, erection of wc to the half landing levels and removal of the roof structure. Otherwise the building contains a wealth of original and historic features and fabric all of which should be preserved as part of any proposal at the site.</p> <p>5) The principle of reintroduction residential use to the property is welcomed in conservation terms. Residential was the original use of the building for which there would be benefit in reinstating. However the current proposal is considered to result in an over intensification of this use because of the creation of 3 units. This is considered to cause considerable harm to the early Georgian building for which the general benefits of converting to the original use would not overcome.</p>	<p>The comments below expand on the scheme and its impacts. The comments focus on the harmful elements of the scheme and whilst the comments are not exhaustive it can be assumed that if not specifically mentioned the work is generally agreeable.</p> <p><u>Staircase</u></p> <p>6) The staircase is a key feature of a building of this age and the subdivision at lower ground floor (LGF) and first floor (FF) of the compartment to allow self-containment would have a considerable negative impact.</p> <p>7) The insertion of a lift in the existing wc closet at half landing level would result in the removal of nibs which original formed the window reveals. The widening of the opening reduces the ability to appreciate and recognise the original feature and envelope of the building in this area. The existing openings should be retained in their current form. Ideally the closet would be removed and windows lighting the staircase reinstated.</p> <p><u>Roof</u></p> <p>8) The recreation of the historic roof form is a welcomed change in principle however the proposed works to this area and the associated changes are considered to be harmful. The proposal would remove the top floor ceiling to create a 'loft' style space which is open to the newly formed roof space at third floor level. This has a considerable impact on the hierarchy of the building which should see the floor to ceiling heights and grandeur of the accommodation diminish from ground floor upwards. The result of the new roof would be detrimental to the significance of the listed building which is not outweighed by the benefits of reinstating the roof form because of the limited views of the roof which can only be seen in private views from the upper floors of neighbouring buildings.</p> <p>9) Squaring off the monopitch roof to the rear closet wing at 3rd floor level is likely to be acceptable given that the predominant amount of building on this side of the terrace are formed liked this.</p> <p><u>Services</u></p> <p>10) Converting to residential accommodation creates the inevitable need for modern day living standards and as such the insertion of new services for bathrooms and kitchens. In most cases these have been sensibly located in the rear closet wings so as not to disrupt the main rooms. However these closet wings are very likely to contain full height panelling which would need to be preserved and ideally exposed to enhance the character of the building. In this regard knowledge of the panelling and detailed designs of the bathroom and kitchens would be required upfront to ensure no harm would be caused.</p> <p>11) The proposed first floor kitchen is located at the front of the house and there is concern about how this would be serviced without impacting on the structure and fabric of the building and appearance of the front façade with regard waste, flues and extraction.</p> <p>12) The creation of multiple units would also require upgrading of the buildings fabric to meet fire and sound regulations. This also has a considerable impact on the building fabric due to the insertion of internal lobbies per unit where necessary. As well as the upgrading of the egress route (staircase). This requires the walls adjoining the staircase to be properly protected. In this instance these walls are likely to be very delicate panelling which would have to be covered and a new wall inserted on the risk side (room side) to meet the</p>
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MWA Response:

2) Please refer to appendix E - Loss of Employment: Supporting Statement (Montagu Evans).

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MWA Response:

3) Noted that the principal of providing residential accommodation at the site would be considered acceptable in principle.

4) Response noted. Application is being made for a single family dwelling.

5) Noted. The principal of reinstating the property's residential use is welcomed.

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6) Planning application proposes single family dwelling and therefore does not require compartmentalisation of the stair.

7) The proposed lift works are to be within the existing fabric and does not involve the removal of original features.

8) Noted. The reinstatement of the pitched roof is a welcomed change in principal.

9) Noted. The squaring off the monopitch roof to the rear closet wing is likely to be acceptable in principal.

10) Noted. The preferred location for services is within the rear closet wing is deemed acceptable in principle.

11) Noted. Internal room elevations have been supplied for the 1st & 2nd floor bathrooms. Please refer to drawings P_18 & P_21.

12) Application proposes a single family dwelling and therefore reduces the modifications required to meet fire & sound regulations.



<p>necessary standards. This would have a considerable impact on the character of the buildings interior, which is undesirable and unnecessary if flats are not proposed.</p> <p>Excavation</p> <p>13) The proposal would lower the ground at basement level. This maybe acceptable within the courtyard area which has already been altered and is outside the envelope of the historic building. Moreover the proposal would re-provide an area of outdoor space here which</p> <p>14) would help define the historic building and extension and offset harm caused from lowering the ground level.</p> <p>However the excavation would extend inside the building and would have a negative impact on the appreciation of the historic envelope.</p> <p>The presence of an additional vault to the rear of the building should be investigated</p> <p>Conclusion</p> <p>At present the proposal is considered to offer no public benefit which could outweigh the harm as set out above, other than the reinstatement of the roof which would have limited benefits to the character and appearance of the conservation and listed building because of its restricted visibility.</p> <p>15) In this regard the proposal cannot be supported in its current form. Officers would recommend the building is converted to form a single family dwelling. This would reduce need to subdivide the staircase, omit the need for fire and sound upgrading and reduce the intensification by reducing the amount of kitchens and bathrooms</p> <p>Impact on the visual and residential amenities of nearby and neighbouring properties</p> <p>Policy DP26 notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors to consider include:</p> <p>a) visual privacy and overlooking; b) overshadowing and outlook; c) sunlight, daylight and artificial light levels; d) noise and vibration levels; e) odour, fumes and dust, f) microclimate g) the inclusion of appropriate attenuation measures</p> <p>16) The change of use of the building from office use to residential use and the proposed building works are unlikely to detrimentally impact on any nearby or neighbouring properties by way of the above.</p> <p>The insertion of rear facing windows on the first, second and third floors of the rear closest wing would look onto the rear elevation of buildings on Emerald Street. The proposed windows on the closet wing would all serve bathrooms and look out onto a blank wall façade, not considered to result in amenity concerns to neighbouring properties.</p>	<p>The proposed roof extension forming a double gable pitch and the third floor rear extension would unlikely result in any discernible overbearing or loss of outlook and light issues to the neighbouring properties maintaining the existing amenity conditions.</p> <p>Standard of Accommodation</p> <p>17) The submitted plans appear to meet the internal space standards in the table below satisfying the minimum levels required. The standing advice would be that the internal space arrangements would need to meet National space standards (see below).</p> <table><caption>Table 1 - Minimum gross internal floor areas and storage (m²)</caption><tr><th>Number of bedrooms(b)</th><th>Number of bed spaces (persons)</th><th>1 storey dwellings</th><th>2 storey dwellings</th><th>3 storey dwellings</th><th>Built-in storage</th></tr><tr><td rowspan="2">1b</td><td>1p</td><td>39 (37)²</td><td></td><td></td><td>1.0</td></tr><tr><td>2p</td><td>50</td><td>58</td><td></td><td>1.5</td></tr><tr><td rowspan="2">2b</td><td>3p</td><td>61</td><td>70</td><td></td><td></td></tr><tr><td>4p</td><td>70</td><td>79</td><td></td><td>2.0</td></tr><tr><td rowspan="4">3b</td><td>4p</td><td>74</td><td>84</td><td>90</td><td></td></tr><tr><td>5p</td><td>86</td><td>93</td><td>99</td><td>2.5</td></tr><tr><td>6p</td><td>95</td><td>102</td><td>108</td><td></td></tr><tr><td>7p</td><td>90</td><td>97</td><td>103</td><td></td></tr><tr><td rowspan="4">4b</td><td>8p</td><td>99</td><td>106</td><td>112</td><td></td></tr><tr><td>7p</td><td>108</td><td>115</td><td>121</td><td>3.0</td></tr><tr><td>8p</td><td>117</td><td>124</td><td>130</td><td></td></tr><tr><td>6p</td><td>103</td><td>110</td><td>116</td><td></td></tr><tr><td rowspan="3">5b</td><td>7p</td><td>112</td><td>119</td><td>125</td><td>3.5</td></tr><tr><td>8p</td><td>121</td><td>128</td><td>134</td><td></td></tr><tr><td>7p</td><td>116</td><td>123</td><td>129</td><td></td></tr><tr><td>6b</td><td>8p</td><td>125</td><td>132</td><td>138</td><td>4.0</td></tr></table> <p>Transport</p> <p>18) The site is located in Central London designated as a location with a high PTAL level of 6b (highest available). Guidance in CPG7 para 5.9 states that highly accessible areas are considered to be areas with a public transport accessibility level (PTAL) 4 and above. The application proposes no parking on the site and would be expected to be a car free development secured through a Section s106 legal agreement, according with policy DP18 of the Camden Local Development framework Policy. The site would be expected to provide one secure cycle storage location per dwelling.</p> <p>19) The plans illustrate that 5 cycle spaces would be provided, located on the lower ground floor of the dwelling where the plant room is currently located. The cycle spaces are subterranean located under the front portion of the property. The key tests for cycle storage to comply with CPG7 require the location to be covered, secure and accessible. The location is covered and secure but the access via by steep, narrow, metal steps descending from the street provide concern in relation to viability of the access.</p> <p>Basement Impact Assessment</p>	Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage	1b	1p	39 (37)²			1.0	2p	50	58		1.5	2b	3p	61	70			4p	70	79		2.0	3b	4p	74	84	90		5p	86	93	99	2.5	6p	95	102	108		7p	90	97	103		4b	8p	99	106	112		7p	108	115	121	3.0	8p	117	124	130		6p	103	110	116		5b	7p	112	119	125	3.5	8p	121	128	134		7p	116	123	129		6b	8p	125	132	138	4.0	<p>The proposed excavation to lower the lower ground floor level by approximately 1.3m - 1.4m would require initial investigations to discover the potential harm caused to the neighbouring properties. The excavation would not result in an additional storey but the council would expect evidence to satisfy Camden standards to meet the criteria outlined in CPG4 (Basements & Light wells) to be acceptable in principle.</p> <p>20) The constraints on the site include underground slope instability. Therefore a full BIA (Basement Impact Assessment) may not be required stages 1-3 of the basement impact assessment outlined would need to be specified.</p> <p>The BIA will include the following stages:</p> <ul style="list-style-type: none">• Stage 1 - Screening;• Stage 2 - Scoping;• Stage 3 - Site investigation and study;• Stage 4 - Impact assessment; and• Stage 5 - Review and decision making. <p>The purpose of a BIA is to enable the Council to ‘assess whether any predicted damage to neighbouring properties and the wider environment is acceptable or can be satisfactorily ameliorated by the developer’ as stated in DP27.3.of the Development Management Policies. Any submitted Basement impact assessment would be independently audited.</p> <p>Following on from the comment of the Conservation officer the principle of further excavation would harm the historic hierarchy of the building and would be unlikely to be acceptable within the historic envelope of the building.</p> <p>Concluding comments</p> <p>The proposed change of use from B1 office to C3 dwellings would increase the number of dwellings in the borough meeting the core aims of Camden planning policies. The existing B1 office use would likely meet the requirements considered acceptable for conversion to residential units as set out in section 13.3 of Development Plan Policy DP13, pending the submission of a robust marketing assessment complying with the core points in section 7.18 of the Camden guidance CPG5 provided in detail earlier in the report.</p> <p>The proposed change to a residential use is considered to be acceptable in principle from a listed building perspective but the internal changes and alterations to facilitate the subdivision to four independent flats would result in harm to the historic layout and fabric of the listed building contrary to policy DP25.</p> <p>How to submit your application Please submit you application electronically via the national planning portal.</p> <p>When submitting a planning application and listed Building consent, the following information will be required:</p> <ul style="list-style-type: none">• Fee £1735	<ul style="list-style-type: none">• Site Location Plan (1:1250 scale) – showing the application site in red and any other land owned by the applicant close to or adjoining the site in blue.• All existing elevations (including front and side) floor plans (including roof plan) and sections (1:50 scale) – please also show the context neighbouring buildings• All proposed elevations (including front and side), floor plans (including roof plan) and sections (1:50 scale) - please also show context with neighbouring buildings.• Design and Access Statement.• Heritage Statement/Assessment• Basement Impact Assessment• Details showing proposals that meet Part M of building regulations (recently replaced lifetime homes)• Prior to submitting any application you should also read the guidance from the following link for submitting a valid application: Guide to supporting information for planning applications. <p>You are advised to discuss your proposals with neighbouring properties prior to submitting an application.</p> <p>After you submit your application</p> <p>It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.</p> <p>We are legally required to consult on the application with individuals who may be affected by the proposals. We will notify your neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.</p> <p>All consultation responses will be available to view on the Council's website using the planning application search page. It is likely that an application of this size would be determined through member's briefing.</p> <p>I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact James Clark on 020 7974 2050.</p> <p>Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.</p> <p>It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.</p> <p>Thank you for using Camden's pre-application advice service.</p> <p>Yours sincerely,</p>
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage																																																																																										
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MWA Response:

- 13) Noted. Area of excavation on the Lower Ground Floor does not invade the envelope of the historic fabric. Area of excavation is limited to the area that has already been altered and the existing vaults.
- 14) Proposal removes an existing Ground floor roof light , to be replaced by a rooflight at Lower Ground Floor Level to aid the definition between the historic building and the modern extension.
- 15) Noted. The officers would recommend that the building is converted into a single family dwelling. This is reflected in the proposed scheme.
- 16) Noted. The proposed residential use is unlikely to have a detrimental effect to the neighbouring properties.

Pre-Application Response
Page 8/10
MWA Response:

- 17) Proposed single family dwelling complies with the London Plan's minium internal floor areas.
- 18) Noted that the development should be car free.
- 19) Two Bicycles can be stored on the first floor roof terrace

Pre-Application Response
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20) Please refer to Appendix B - Structural Feasibility Report (Elliot Wood).

Pre-Application Response
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Fig. 1/ 35 Great James Street elevation (showing ground and part of the lower ground floors).



Fig. 2/ 35 Great James Street front elevation (showing first to third floors).

13.0 DESIGN STRATEGY

13.1 General Strategy

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context. In developing the design the following principles have been adopted:

- Retain and locally refurbish the front façade;
- Return the property to intended use as a single family dwelling.
- Reinstate the original plan form of the building;
- Provide high quality internal living space with well-planned living accommodation with adequate storage and ancillary spaces.
- The general approach to the interiors of the property will be to enhance and restore those elements of the building which are historic, whilst taking the opportunity to remove non-original elements.

13.2 Exteriors

13.2.1 Front Elevation

The front elevation is principally built from brick, with paint found on the lower ground floor lightwells. It is proposed that the external brickwork is to be cleaned and repointed as necessary with lime mortar to match the original. The paint is to be removed from the lower ground floor and replaced with limewash/ based paint.

The timber portico, that has been damaged from water ingress and weathering, is to be repaired. The leadwork above the existing canopy (see Fig 1. to the left) will be removed and replaced with leadwork to match existing. All windows to the front elevation will be retained, refurbished and redecorated as necessary.

The existing metal stair to front lightwell is proposed to be replaced and the gate positioned altered to accommodate the proposed level change in the lightwell. The existing front facade is to be linked with the existing vault and a new panelled timber door is proposed in this location, providing new access at lower ground floor level.

The existing finish to the front step (see Fig 2 to the left) will be removed and replaced with Portland stone tiles. Existing, external metal balustrade to be redecorated as necessary.

Its is proposed that the original pitched roof that was destroyed by bomb damage, be reinstated on the front elevation in materials to match the adjoining properties.

13.2.2 Front Lightwell

The lightwell will be excavated, bringing it in level with the proposed internal floor level of the lower ground floor lobby . Following excavation, portland stone tiles will be laid in the lightwell, and the excavated walls will be painted white with lime wash base paint to match existing. A longer stair will be needed, and this will be a painted steel stair, similar to existing. The internal metal bars (added in the 1990's) to all windows at this level will be removed.

13.2.3 Roof line/finishes

Leadwork and materials are to match that of the adjoining properties of 35 Great Street. The host building parapet level at front and back will not change in height. A replacement flat roof is to be installed to ensure that modern building standards are met. The mass and bulk of the rear extension will be reduced.

The non-original flat roof of the property will be demolished and partially rebuilt, with a proposed pitch to the front elevation that matches the height and size of the existing ridge of no. 34 Great James Street. The new ridge will not be visible from street level.

13.2.4 Rear Elevation (of the original property)

The rear façade has experienced heavy alterations, with the addition of a secondary rear closet wing and lower ground/ground floor extension and roof lights.

It is proposed that the windows on the secondary rear closet wing are to be rationalised and infilled with rebated brick to accommodate the proposed lift. The existing weathered glass roof is then to be replaced with a solid roof and parapet detail extended and finished in a soldier brick course.

The rear elevation will house two terraces. The first of which is to be located at roof level, taking advantage of the existing flat roof to create an attractive amenity space, finished with a glass balustrade for minimal impact of the elevation. The second roof terrace is to be located at first floor level. The existing flat roof will be replaced and have two replacement rooflights, one of which serving as an access hatch to the proposed terrace.

It is proposed that the external brickwork is to be cleaned and repointed as necessary with lime mortar to match the original. The paint covering the brickwork at ground/ lower ground level is to be removed and replaced with limewash/ based paint.

It is proposed that the existing closet wing is to be extended to match the adjoining property, (no.34 Great James Street) in materials to matching existing. A new traditionally detailed sash window is proposed on the side elevation to match previous floors.

13.2.5 Existing Rear Extension

The non-original rear extension will be pulled back from the extents of the original dwelling. Firstly the non original volume that connects the secondary closet wing to the rear extension will be removed, alongside the existing ground floor rooflight that spans across the rear lightwell. A rooflight is proposed at lower ground floor level to allow light to penetrate through the building, and the remaining openings at ground floor level are to be replaced with traditionally detailed french doors and Juliet balconies that free the original rear elevation.

This will enhance the heritage of the original property by revealing more of the historic elevation, whilst providing a hierarchy between the historic components of the property as a whole and its newer elements. It will also improve daylight levels throughout the scheme.

13.3 Internals

Partitions

The proposed partitions on the lower ground floor are to be detailed with cornice and skirting to match existing.

Internal Stair

The location of the internal stair is considered historic in principle and will remain in-situ, whilst being refurbished. It is proposed that the non original partition to the third floor balustrade is removed and the original balustrade made good or replaced if necessary.

It is proposed the existing staircase will be extended from the third floor to roof level to access the terrace. This element will be contemporarily detailed to provide a contrast that enhances the original fabric. An additional stair is also proposed between the ground floor extension and the fist floor terrace which will also be contemporary in nature. Both proposed stairs are to be Part M compliant.

Floors and Skirtings

The existing floorboards will be lifted to install sound insulation between the joists (refer to proposed floor build up's indicated in drawing package P01-06). The existing floor boards will be retained where possible. All original skirtings will be retained, repaired and infilled where necessary.

Cornicing

The cornicing will be retained in all the rooms with existing original paneling. Where there are wall linings installed, cornicing to match existing will be applied to the new wall finish.

Radiators, Radiator Covers and Fireplaces

The radiators, radiator covers and fireplaces are all non-original and will be removed during the works. New, traditionally detailed fireplaces will be installed as a replacement. New radiators will be installed as part of the scheme.

Doors

Refer to Door Schedule. Existing non-original doors are to be removed and replaced with new four panelled doors.

Wall Linings

The exterior walls of the lower ground floor are to be lined throughout as with the existing rear extension of the ground floor. This to bring the property up to current building regulation where possible.

Lift

The proposed lift works within the confinements of the historic fabric. A 4 person life has been proposed, with an internal car dimensions 800mm wide x 1000mm deep and opens predominantly on the half landing.

Bathrooms

En-suites have been proposed in the rear closet wing of the property to reduce the impact of services to the original fabric of the dwelling.

New sanitary facilities are proposed to be mounted on new timber vanity units to minimise any intervention to historic fabric. The existing tongue and groove panelling on the second floor will be removed, following opening up works that revealed that there is no original pannelling hidden behind the boading. The room is proposed to be thermally lined .

13.4 Development Objectives

The principle of the development is to maximise the property's potential for residential use, providing a high quality residential environment and enhancing the heritage of the listed building.

The design strategy is to:

- Identify and respond to key constraints and opportunities provided by the site
- Address pre-application advice and respond to established planning policy frameworks.
- Provide accommodation which addresses market requirements to ensure a viable and successful development which meets local housing needs.
- Consider policy and guidance in respect of access and safety to ensure an attractive, safe and accessible development.



16.0 SUSTAINABILITY AND M&E SERVICES

16.1 Sustainability
Please refer to Appendix H - Energy and Sustainability Statement for full details of the sustainability strategy.

16.2 Servicing Strategy
Please refer to Appendix I - Mechanical and Electrical Servicing Report for full details of the servicing strategy.

16.2.1 Heating
Boilers are to be housed in the lower ground floor plant room, located within the existing vault. The dwelling will be served by wet under floor heating throughout with temperature/time control and fan assisted trench heaters underneath the windows. The bathrooms and shower rooms are to be heated by electric under floor heating and thermostatically controlled towel rail.

16.2.2 Cooling
There is no comfort cooling proposed.

Refer to Appendix J - Acoustic Report.

16.2.3 Water
Water booster/pump to be located in the lower ground floor vault and distributed throughout the dwelling.

16.2.4 Incoming services/Plant
All incoming services are into the vault below the pavement level. These services will then be distributed throughout the dwelling via a services riser located with the rear closet wing.

Please refer to Appendix I - Mechanical and Electrical Servicing Report for full details of the servicing strategy.



AREAS

	Existing GIA*		Proposed GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Lower Ground Floor	102	1,098	95.9	1,032
Ground Floor	95	1,020	88.8	956
First Floor	57	612	56.9	612
Second Floor	57	616	57.2	616
Third Floor	51	551	58.1	625
GRAND TOTALS	362	3,898	357	3,842

	Existing GEA*		Proposed GEA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Lower Ground Floor	116	1,253	118.5	1,276
Ground Floor	111	1,192	103.7	1,116
First Floor	66	712	66.1	712
Second Floor	67	716	66.5	716
Third Floor	59	636	67.3	724
GRAND TOTALS	419	4,508	422	4,543

Notes: All areas are approximate only, are based on measurements obtained from the measured survey provided by MobileCad.
All measurements to be checked on site
All quoted areas subject to necessary consents

17.0 PROPOSED USE, UNIT SIZE AND DENSITY

17.1 Proposed Use.
As outlined in Appendix D - Marketing Report, appended to this planning application, the need for the change of use comes from the general under-utilisation of the site.

Following Camden’s Core Strategy Policy CS8, it is acknowledged that there is a high concentration of commercial properties in the borough. While the Camden Employment Land Review 2008 forecasts that the demand for offices will increase between 2006 and 2026, the Council will be looking to direct new business development to other areas of the Borough, with the majority being in King’s Cross. Consequently, the Council will favourably consider proposals for other uses of older office premises if they involve the provision of permanent housing.

17.2 Single Family Dwelling
The is proposed that the property returns to its original use as a single family dwelling to allow minimal intervention to the original features. This satisfies Camden’s requirements for residential properties, as noted in the pre-application advice, refer to section 12.0. This dwelling complies with the minimum space standards set out in the London Plan (July 2011).

17.3 Proposed Density
The proposed scheme provides a density of 733Hr/Ha (habitable rooms per hectare). It is deemed that this is a suitable density given the central location of the site, as per The London Plan; Chapter 3; Table 3.2; Sustainable residential quality.

17.4 Gross External Area
In addition to the Gross Internal areas shown in the schedule, the existing proposed gross external areas are as follows:

Existing GEA: 419sqm (4,508sqft)

Proposed GEA: 422sqm (4,555sqft)

The gain of 4 sqm being due to the extension of the rear closet wing to match that of the adjacent property No.36 Great James Street and the reinstatement of the rear lightwell on the lower ground floor.



18.0 CYCLE STORAGE PROVISION

18.1 Access and Parking

Great James Street is a one way street with parking allocated on one side and is a controlled parking zone

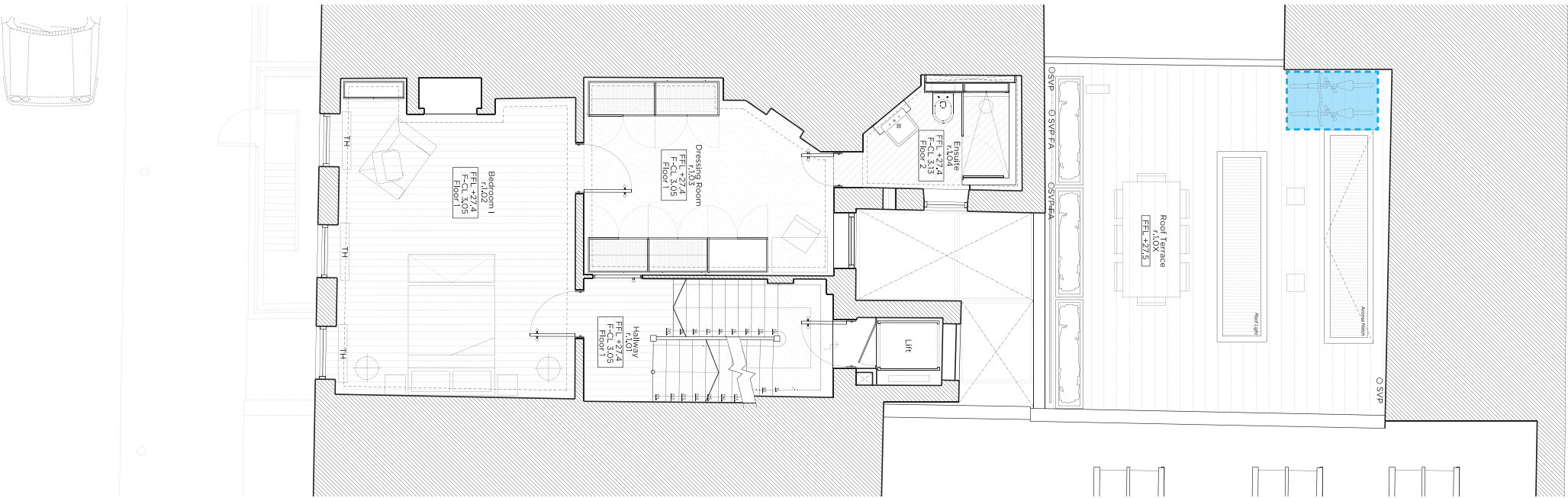
Following pre-application advice the development is proposed to be car-free. This is considered viable due to the high concentration of public transport in the vicinity.

18.2 Cycle Storage

Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Cycle provisions have been provided on the basis of 2no. bicycles per 3 or more person dwelling. This is compliant with our pre-application advice and the London Plan, chapter 6; Table 6.3; Cycle Parking Standards.

Bicycle storage will be located on the first floor roof terrace, refer to drawing P_03.



Plan of first floor bicycle storage



19.0 DAYLIGHT AND SUNLIGHT

19.1 Layout

All main rooms received light conditions that are deemed acceptable. The opportunities for external architectural change on this site are limited, due to the listed nature of the building.

For further information on the effects of the proposals on the neighbours and the general daylight and sunlight analysis please refer to Appendix K - Daylight/Sunlight Report (Malcolm Hollis).



18.0 WASTE MANAGEMENT

18.1 Encouraging Recycling

The dwelling will be fitted with separate waste and recycling containers within the kitchen units. It is considered that this encourages occupants to separate their rubbish and recycling more regularly and reliably.

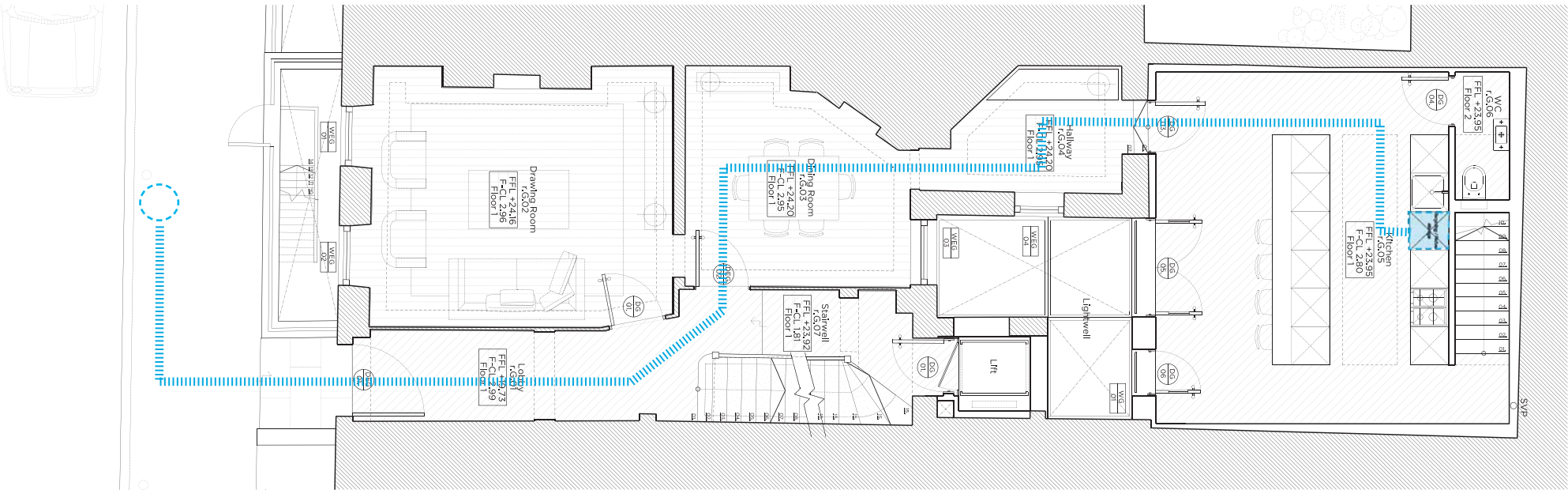
See image below.

18.2 Waste Collection

Waste is collected from Great James daily, with mixed recycling & food/garden waste collected once per week on Tuesdays.

The collection point is immediately outside the property and is picked up before 7am, with waste being left outside the property on street the night before.

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown to the left. Refuse will periodically be taken by occupants from the kitchen to the kerb side (via the lift) as shown in the diagram to the left. Here daily refuse collections take place.



Plan of Ground Floor Bin Collection Point



Proposed waste / recycling waste storage unit
(to be located in kitchen; marked in Blue)
80 Litre Capacity (2 x32L & 2 X 8L)
Cabinet Size - 600mm



16 Design Criteria

- (1) Parking (width or widening capability)
- (2) Approach to dwelling from parking (distance, gradients and widths)
- (3) Approach to all entrances
- (4) Entrances
- (5) Communal stairs and lifts
- (6) Internal doorways and hallways
- (7) Circulation Space
- (8) Entrance level living space
- (9) Potential for entrance level bed-space
- (10) Entrance level WC and shower drainage
- (11) WC and bathroom walls
- (12) Stairs and potential through-floor lift in dwelling
- (13) Potential for fitting of hoists and bedroom / bathroom
- (14) Bathrooms
- (15) Glazing and window handle heights
- (16) Location of service controls

21.0 LIFETIME HOMES/PART M

The table below shows the Part M assessment of the single family dwelling,

Given the listed nature of the building it is not possible to meet the requirements due to the need to preserve the historic nature of the building. These exceptions have been noted in the matrix below.

Lifetime Homes Matrix

35 Great James

Lifetime Homes Matrix																	
Criterion		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
35 Great James Street	Beds	Parking	Approach to dwelling from parking.	Approach to all entrances	External entrance	Communal stairs	Internal doors & hallways	Circulation space	Entrance level living space	Entrance level bed space	Entrance level WC & shower drainage	Bathroom / WC adaptability	Stairs and potential through floor lift in dwelling	Potential for fitting of hoists	Bathroom	Windows	Service Controls
Single Family Dwelling	4	Note A	Note A	Note D	Note D	Note E	Note B	Yes	Yes	Yes	Note F	Yes	N/A	Yes	Yes	Note C	Yes

- Note A

Note B

Note C

Note D

Note E

Note F
- No car parking spaces to be provided as part of development.

Original doors have been retained.All proposed openings comply

Window height restricted by listed nature of the building.

Due to the redevelopment of an existing listed building, the entrance steps must be retained.

Existing stair to be retained. New staircase & lift works within the confinements of the existing building fabric. Lift entrances at at half landing levels and stair width are limited by the existing stair.

Due to the historic nature of the building, it has not been possible to comply without disrupting the





35 Great James Street
Street View

22.0 CONCLUSION

22.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary set of residential apartments without impacting the amenity or character of the surrounding area. Further, the return of the listed building to its original residential use represents an opportunity to greatly restore and enhance the character of a heritage asset.

