

3019/08-1512PON01

15 January 2016



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Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
67 MARCHMONT STREET, LONDON, W1CN 1AP

On behalf of our Client, Trentwood Ltd, Metropolis Planning and Design have prepared this application for the following development at 67 Marchmont Street, London, WC1N 1AP,

“Change of use of existing building from 8 bed HMO (Sui Generis Use) to 8 no. of temporary sleeping accommodation units (Sui Generis Use)”

This application follows enquiries made by the Council’s Appeal and Enforcement department in December 2015. Further to correspondence received, Metropolis has reviewed the use of the premises and the adopted Development Plan policies of LB Camden and submitted this retrospective application, in accordance with those policies, for the change of use of the existing HMO accommodation at basement, part ground, and first to third floor to temporary sleeping accommodation, consistent with the provision of S. 25 of The Greater London Council (General Powers) Act 1973.

Site Context

67 Marchmont Street forms part of a Grade II listed terrace on the western side of Marchmont Street within the Bloomsbury Ward of the London Borough of Camden. The site is also located within the Bloomsbury Conservation Area, a Neighbourhood Centre, the Central Activities Zone and protected view 5A.2 from Greenwich Park to Tower Bridge.

The existing building comprises a ground floor retail unit and shopfront to Marchmont Street with HMO accommodation at basement, partial ground, and upper floors. The external façade of the building is stock brick with light red brick above windows at upper floors.

Access to the HMO accommodation is undertaken from Marchmont Street.

The site is highly accessible with a Public Transport Accessibility Score of 6b and lies within close proximity to Russell Square and Euston Stations.

The site lies within a Controlled Parking Zone which operates Monday to Friday 08:30 – 18:30 and Saturdays 08:30 – 13:30 on Marchmont Street for permit holders only. Directly outside the site is a car club and loading bay which have similar restrictions to the resident's permit holder CPZ.

The existing accommodation is laid out as 8 single bed rooms with en-suite facilities and shared kitchen facilities at ground and first floor with stair access to all levels of the building.

Planning History

The site has a fairly limited planning history with two planning applications and two listed building applications registered to the site.

In 1980 planning permission and Listed Building consent was given for the following development (refs: 31360 & HB2539),

“Alterations, including the erection of a rear extension at first floor level, the formation of a new shopfront, the opening of the front area and the erection of railings around the resultant well in connection with the use of the first, second and third floors and as a 3-bedroom maisonette, the front two rooms at ground floor level as a shop and the remainder of the ground floor and the rear of the basement as a non-self-contained 1-bedroom residence”

My client purchased the property approximately 10 years ago, and at that point it was being used as an annex to the St Athans Hotel on Tavistock Place, so the premises has a prior history of being used as temporary sleeping accommodation.

In 2011 planning permission and Listed Building Consent was permitted for the following development (refs: 2011/0017/P and 2011/0018/L),

“Additions and alterations to door openings at rear basement level, in association with the reconfiguration of basement, first and second floor of existing House in Multiple Occupation.”

The HMO accommodation has been maintained since it was registered over two years ago. Prolonged periods of vacancy, rent defaults and management issues with long term tenants, led to the

site owner to let the premises on a short term basis, albeit there are still two of the HMO rooms which are let on a long term AST basis.

Proposed Scheme

The proposed scheme comprises the change of use of the existing HMO accommodation (Sui Generis) to temporary sleeping accommodation (Sui Generis) with no internal or external alterations. The scheme does not propose any parking spaces.

Planning Policy Framework

In accordance with S.38 of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:

- The London Plan 2015
- Camden's Core Strategy 2010
- Camden's Development Plan Policies 2010

In addition, relevant material considerations are set out in the National Planning Policy Framework 2012 and the National Planning Practice Guidance 2014. The proposed scheme has been developed in accordance with this policy guidance.

The Council have a number of adopted Supplementary Planning Documents (SPD) which are considered to be relevant to this application; these include:

- Bloomsbury Conservation Area Appraisal 2011

Scheme Assessment

A site inspection will confirm the nature of the premises, which is formed of letting rooms with two communal kitchen areas and is wholly compliant, and registered with LB Camden as HMO accommodation.

The change of use has inadvertently occurred as a result of persistent management issues with the letting of HMO bedrooms in this location on an AST basis.

As a result, the property is now advertised and let, in part, on a short term basis, usually for less than 90 consecutive nights and would on occasion therefore meet the definition of Temporary Sleeping Accommodation as set out in the Greater London Council (General Powers) Act 1973.

It is not however considered that granting the change of use would prohibit the letting of rooms on an AST basis, it would however provide greater flexibility in line with the provisions envisaged in the amendment to Section 25 of the Act and the creation of Section 25A in 2015.

When considering the application, the following policies will be material to its determination.

The scheme will involve the limited loss of HMO units which is mitigated by the replacement of the floorspace with temporary sleeping accommodation which supports the economic function of the site within the CAZ to enhance the role of central London.

Development Management policy DP14 (Tourism development and visitor accommodation) supports the development of visitor accommodation particularly in areas of Central London and which would attract limited numbers of visitors outside of the borough which is supported by part f of Core Strategy Policy CS8 (Promoting a successful and inclusive Camden economy). Visitor accommodation is defined in paragraph 14.3 as including,

“Hotels, bed and breakfast premises, youth hostels, backpacker accommodation, aparthotels, serviced apartments and most other short-stay accommodation that is intended for occupation for period of less than 90 days”

67 Marchmont Street is located within a highly accessible Central London location demonstrated by its close proximity to major transport hubs including Euston Station and King’s Cross / St Pancras Stations in addition to Russell Square Station. It is within easy walking distance to local amenities at The Brunswick Centre and nearby Tottenham Court Road and Oxford Street. As a result, the application site has an excellent PTAL score of 6b.

The property is not of a scale where coach trips will be necessary to the site, given its excellent accessibility by public transport and limited number of rooms for booking. Taxi drop off points are located on Marchmont Street as per the existing arrangement.

Marchmont Street currently is made up of terraced properties to either side of the street which comprise ground floor retail units (sometimes with a basement in retail use) together with residential uses at upper floors.

The proposed scheme will retain the ground floor retail unit to maintain the contribution of the site to the Neighbourhood Centre.

No alterations to the fenestration are proposed as part of the change of use and will therefore not have any impact on neighbouring amenity.

The change of use will not create any harm to the existing services to the location community, the environment or the existing local transport systems.

Design

Core Strategy policy CS14 (Promoting high quality places and conserving our heritage) and Development Policy DP25 (Conserving Camden's Heritage) looks to preserve and enhance Conservation Area's and Listed Buildings through seeking the highest standards of development. No alterations or additions to the existing unit are required ensuring that the property maintains its appearance within the Bloomsbury Conservation Area consistent with the provisions of policies CS14 and DP25.

Amenity

Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks development to provide an acceptable standards of accommodation in terms of internal arrangement, room sizes and amenity space.

Currently the HMO bedrooms at basement level have access to private amenity space to the rear of the property which will be retained as part of the proposed change of use.

Parking and Servicing

The site lies within the Council's CA – D CPZ which operates between 08:30 – 18:30 Monday to Friday and 08:30 – 13:30 on Saturday which means visitors would be unable to apply for a parking permit.

Pay and Display parking is available on Marchmont Street however this is extremely limited and is unlikely to equate to many vehicle trips to the site given the site's high PTAL score of 6b.

All visitors to the site will be advised of the parking restrictions and suitable methods of sustainable transport will be given at the time of booking.

All servicing will remain as existing with refuse and deliveries being undertaken from Marchmont Street in accordance with Core Strategy policy CS18 (Dealing with our Waste and Encouraging Recycling).

Planning Obligations and CIL

The application for the change of use of the existing HMO accommodation at 67 Marchmont Street to temporary sleeping

accommodation (Sui Generis), as such there is no increase in floorspace proposed which would attract a s106 payment.

A completed CIL form has been submitted as part of this application however the property has been in use for a minimum period of six months within the period of three years in accordance with the amendment to part 4 (regulation 40) of the CIL regulations 2014 and therefore it is not considered that this application will generate a CIL liability.

Conclusion

This planning application seeks the change of use of the existing HMO accommodation at 67 Marchmont Street to temporary sleeping accommodation.

The building is already divided into separate secure rooms which benefit from en-suite facilities with shared kitchen facilities at ground and first floor.

The proposed scheme complies with the relevant policies within the Development Plan and should be supported.

As such, please find enclosed the following material to support this application,

- Completed Application Forms;
- Completed CIL Forms;
- Site Location Plan;
- Existing and Proposed Floorplans;
- A cheque for the appropriate application fee being £385.00.

Yours sincerely



Paul O'Neill
Director

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