

metropolis<sup>pd
as
green</sup>
Planning and Design

Planning Statement

5 Regent Square, London, WC1H 8HZ

on behalf of
Mr & Mrs Rivers-Moore

26/01/16
Job Ref: 2581
Revision B

Practice Information

Contact:

Metropolis
4 Underwood Row
London
N1 7LQ

T: 020 7324 2662
F: 020 7324 2663
www.metropolispd.com

Directors
Greg Cooper
Paul O'Neill

Associates
David Symonds
Ian Conneely

Table of Contents

- 1.0 Introduction
- 2.0 Site Context
- 3.0 Planning History
- 4.0 Proposed Scheme
- 5.0 Planning Policy Framework
- 6.0 Scheme Assessment
- 7.0 Planning Obligations and CIL
- 8.0 Conclusion

Appendices

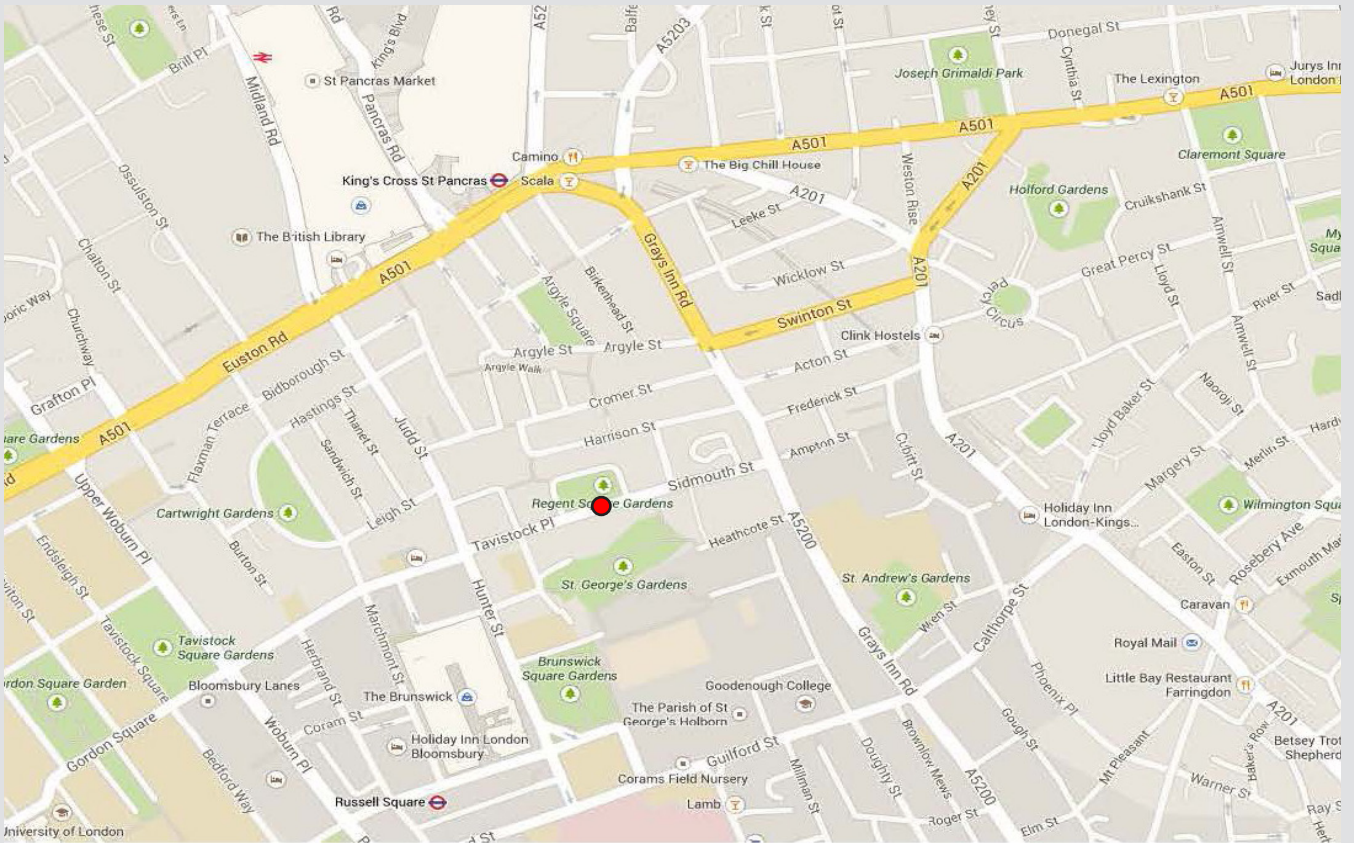
Appendix 1 - Council's Pre-Application Response dated 22nd October 2015

Appendix 2 - Council's Pre-Application Response dated 9th January 2015

Appendix 3 - No. 5 Regent Square Listing Description

Appendix 4 - Note of Pre-Application Meeting dated 28th November 2014

Appendix 5 - Drawing 02 rev A from Application ref 2006/0985/P &
2006/0988/L



Site Location



No. 5 Regent Square

1.0 Introduction

- 1.1 On behalf of our Clients, the owners of 5 Regent Square, Metropolis Planning and Design has prepared this application for full planning permission and Listed Building Consent at 5 Regent Square, London, WC1H 8HZ for the following,

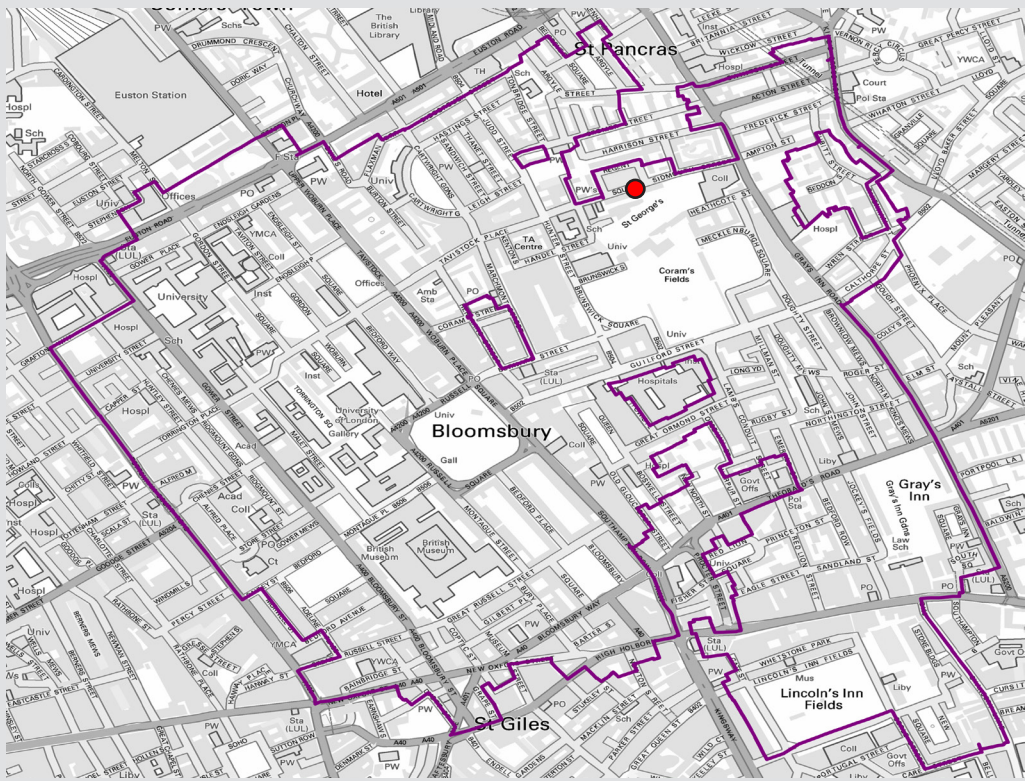
“Conversion of single dwelling to two dwellings (C3 residential use) (1 x 1 bed and 1 x 2 bed), extension of existing rear closet wing at lower ground floor, reinstate step access from street level to the front of the property, together with associated external alterations including restoration of windows”

- 1.2 This application follows two pre-application submissions in August 2013 and September 2014, where the proposal at that time included an additional floor to the rear closet wing. Both submissions consisted of a meeting on site and a written response (2013 response attached at Appendix 1 and 2014 response attached at Appendix 2).

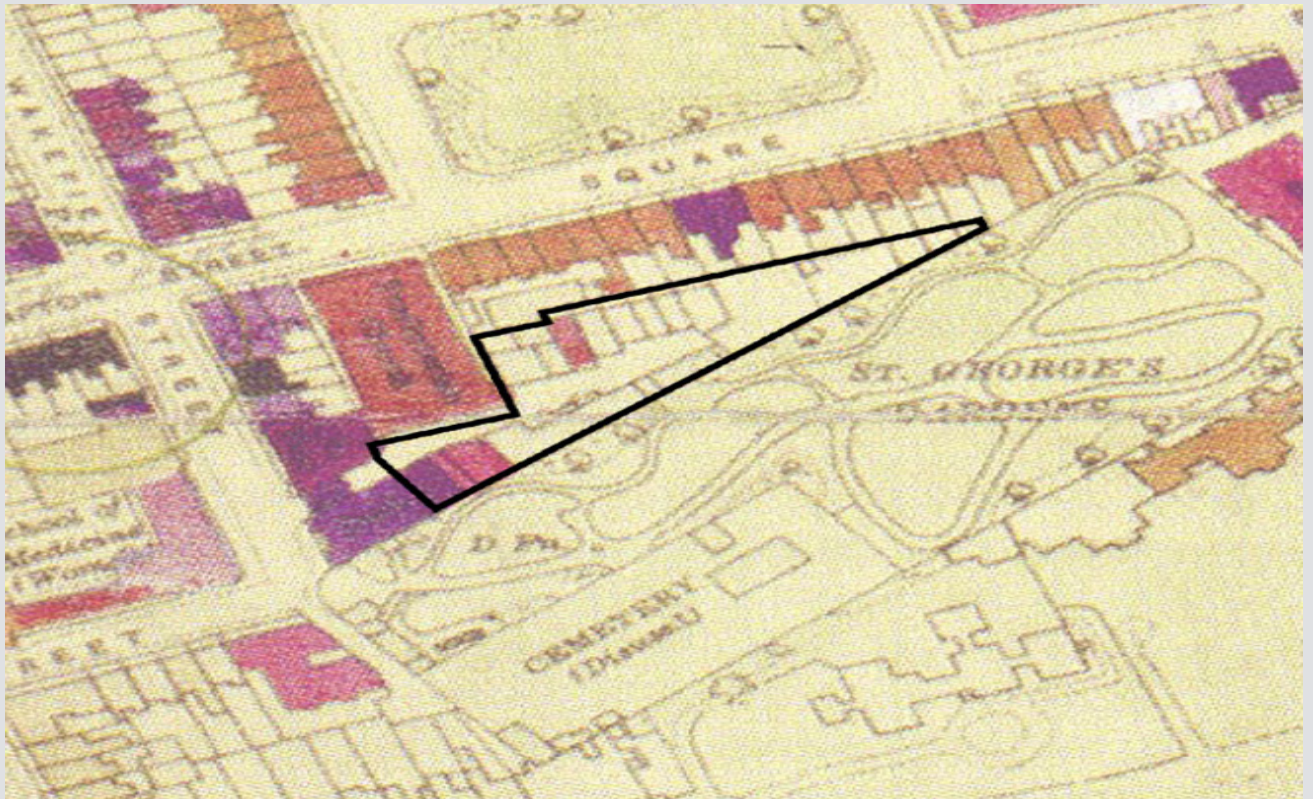
- 1.3 The most recent on site meeting was held on the 17th November 2014 where the Planning Officer, Neil Collins and a Conservation Officer, Michelle O’Doherty provided initial advice in advance of issuing their formal pre-application response on the 9th January 2015 (attached at Appendix 2).

- 1.4 Since the pre-application submission, further structural and survey work has been undertaken by F.J. Thompson and Co. which demonstrates that the proposal will not have an adverse impact on the subject property and will preserve and enhance the character and appearance of the Bloomsbury Conservation Area.

- 1.5 In direct response to the pre-application meeting, the scheme as now submitted has addressed the officer comments and provides all information requested within the pre-application response.



Location within the Bloomsbury Conservation Area



Map of Bomb Damage to Regent Square (darker shades are for more severe damage)

2.0 Site Context

- 2.1 The application site is located on the southern side of Regent Square and forms part of the 19th Century terrace of houses within the Bloomsbury Conservation Area. The site is approximately 400m south of Kings' Cross / St. Pancras Station with Grays Inn Road to the east and Bloomsbury and Russell Square to the south. The central location of the site means that there are a wide mix of uses within the vicinity including residential, cultural, entertainment, retail and educational within walking distance of the site.
- 2.2 The Conservation Area Appraisal describes Regent Square as being part of the planned residential developments from the late 18th and early 19th Centuries with, *"the mature trees within these areas, their boundary walls and railings, are all part of the area's interest and are important in the setting of surviving Listed Buildings"* (para 5.218 of the Bloomsbury Conservation Area Appraisal, 2011). The Appraisal also highlights the positive contribution of the *"regular rhythm of chimneys and the roofline of the south terrace on Regent Square"* (page 148, Conservation Area Appraisal). No works are proposed which would affect the existing roof or chimneys.
- 2.3 The existing dwelling was built in 1829, forming part of the larger original Georgian Terrace on the southern side of Regent Square and has historically been in residential use as a single family dwelling. Regent's Square originally comprised on all four sides Georgian Terraces however it is now surrounded by varying residential buildings due to World War II bomb damage save for the terrace Nos. 1 – 17 (para 5.218 of the Bloomsbury Conservation Area Appraisal). The north and west sides of Regent Square do not form part of the Conservation Area.
- 2.4 The property comprises of a Grade II Listed Building with a lower ground floor and four upper floors. The upper two floors of the application site form part of the neighbouring No. 6 Regent Square (approved in 1993; ref: HB/9370091/R1) and does not form part of this application. The Listing covers No. 1-17 consecutive and attached railings, a full copy of the Listing description is attached at Appendix 3 but is briefly shown as follows,

"Terrace of 17 houses. c1829. Darkened yellow stock brick with later patching, Nos 7-10 refaced. Stucco ground floors and plain 1st floor sill bands, Nos 9 and 10 channelled. End and central houses with stucco 2nd floor sill bands and cornices with blocking course; recessed houses with plain stucco 3rd

2.0 Site Context

floor sill bands and parapets. Symmetrical composition with projecting end houses (Nos 1-2 and 16-17) and central houses (Nos 7-11). 4 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with pilaster-jambs carrying cornice-heads; fanlights (some radial) and panelled doors. Gauged brick flat arches (Nos 11-17 reddened) to recessed sashes; end and central houses 1st floor sashes in shallow round-arched recesses. Cast-iron balconies to 1st floor windows (except No.1). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood: London: -1952: 75)". – Historic England.

- 2.5 The existing building is set over lower ground, ground and first floors and has an existing two and a half storey closet wing extension. The closet wing is considered to be a later addition to the property resulting from scarring from bomb damage and provides an explanation to the mismatch of closet wings that exist on the rear elevations of Regents Square.
- 2.6 Paragraph 5.17 of the Bloomsbury Conservation Area Appraisal suggests owners “*maintain their buildings regularly to ensure their condition is improved or appropriately and adequately maintained so that important historic building and their architectural features are preserved*” this application provides an opportunity to restore the building which is currently in poor condition and bring back the building into its original intended use consistent with para 5.18 of the Conservation Area Appraisal.
- 2.7 The property is currently a single dwelling but has been vacant for an extended period of time which has led to the deterioration of the property. In accordance with paragraph 51 of the National Planning Policy Framework (NPPF), this application seeks to bring back into use the Listed Building for the purposes of residential accommodation whilst making internal and minor external changes to make the building habitable while protecting and enhancing the character and appearance of the building and the Bloomsbury Conservation Area.
- 2.8 Current access to the property is directly from Regent Square with the original stair case to the basement area having been removed. The entrance to the dwelling retains the original tiling and original fan light above the door. The application will retain and restore these features to enhance the appearance

2.0 Site Context

of the building. No cycle parking or car parking is currently provided for the property.

3.0 Planning History

3.1 The application site has a very limited planning history owing to its retained use as a single family dwelling since its construction in the 1820s.

3.2 In 1993 Listed Building Consent was approved for the amalgamation of the two upper floors of No. 5 Regent Square with No. 6 Regent Square,

“2 flights of stairs from 2nd to 3rd floor with alterations to the staircase window” (ref: HB/9370091/R1).

3.3 In 2014 Camden Council approved planning and Listed Building consent (2014/5319/L) to Flat c1 5&6 Regent Square for the following,

“Internal alterations to 3rd floor flat including formation of openings in dividing wall and alterations to partitions”.

3.4 The second and third floors do not form part of this application.

Pre-application Discussions

3.5 The applicant submitted the first pre-application request in August 2013 relating to the conversion of the above property from one residential unit into two residential flats, and the replacement of the existing two storey rear extension with a three storey rear extension. The pre-application submission was made by the the scheme architects, F.J. Thompson & Co and Metropolis were not instructed at this stage. Notwithstanding this, a pre-application meeting onsite was held on the 25th September 2013 which Metropolis did attend.

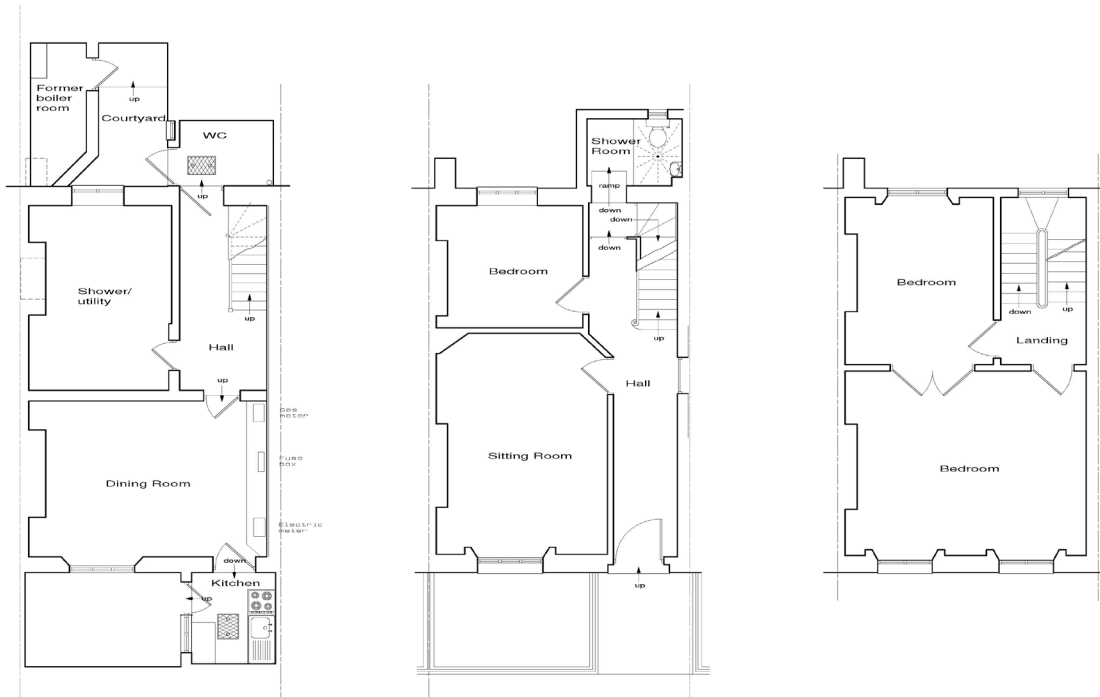
3.6 The Council subsequently issued their pre-application advice on the 22nd October 2013 (attached at Appendix 1) which supported the conversion of the existing property to two residential units, reinstatement of the steps from street level down to the basement however concerns were expressed in respect of the proposed three storey closet wing.

3.7 Following receipt of the pre-application response, the scheme was revised and a supplementary pre-application request submitted on the 26th September 2014. Further inspection work was undertaken to determine the quality of the existing closet wing which concluded that that it is in poor condition and requires major repair works. A statement of the investigative works, undertaken by F.J.

3.0 Planning History

Thompson & Co. was included with the second pre-application submission to justify the proposal to rebuild the closet wing.

- 3.8 A further onsite meeting was held on the 17th August 2014 where the Council's planning officer, Neil Collins and the Council's Conservation Officer, Michelle O'Doherty both attended, a record of the meeting is attached at Appendix 4. The Council subsequently issued their pre-application advice on the 9th January 2015 (attached at Appendix 2) which again supported the conversion of the property to two residential units.
- 3.9 The second pre-application proposal included the demolition of the existing stair from ground to basement, chimney breasts and spine walls along with the re-building of the closet wing to provide an additional storey. Since this pre-application submission these details have been carefully considered and addressed as part of the current application scheme. All elements have been retained as per the guidance given by the Council's Conservation Officer.



Existing Floorplans



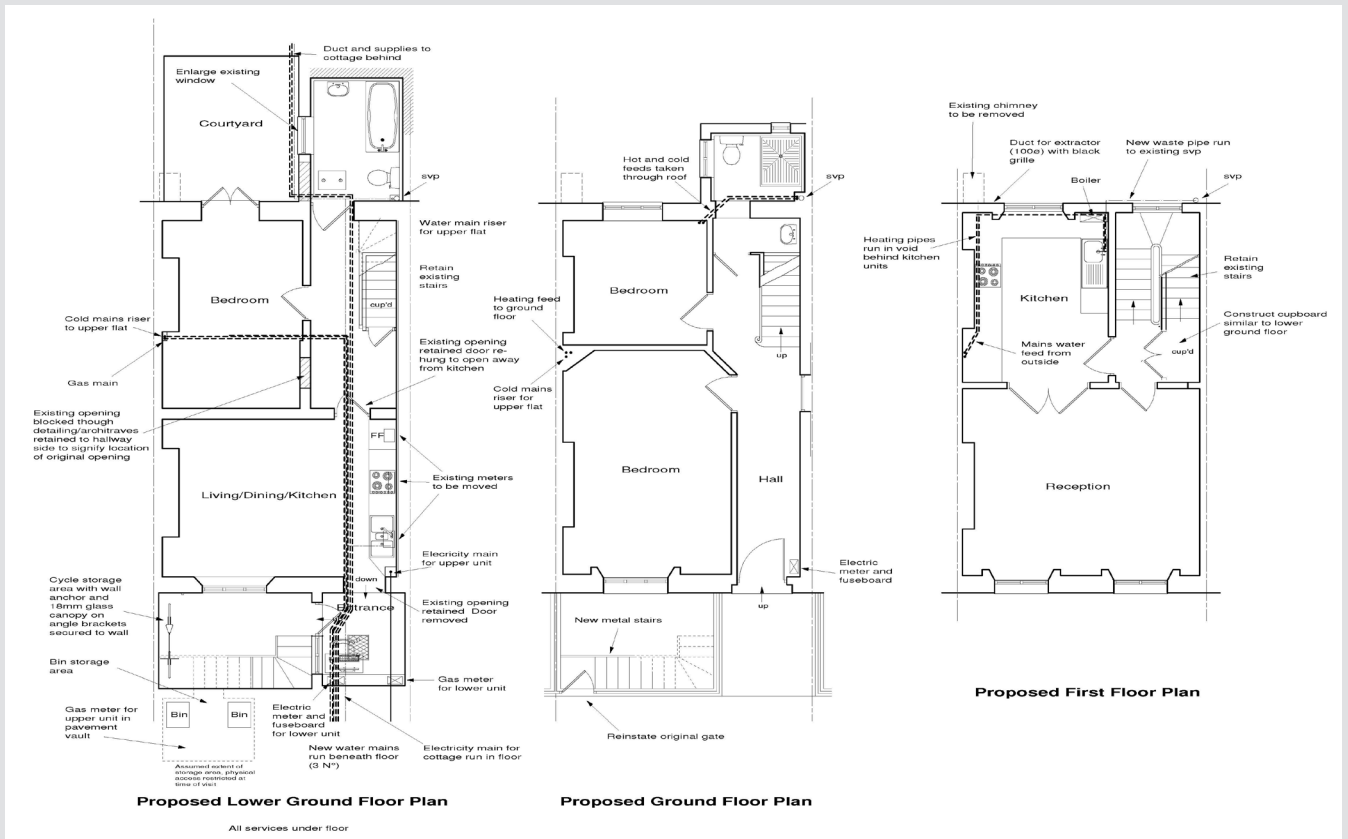
Existing Left Side Elevation

Existing Front Elevation

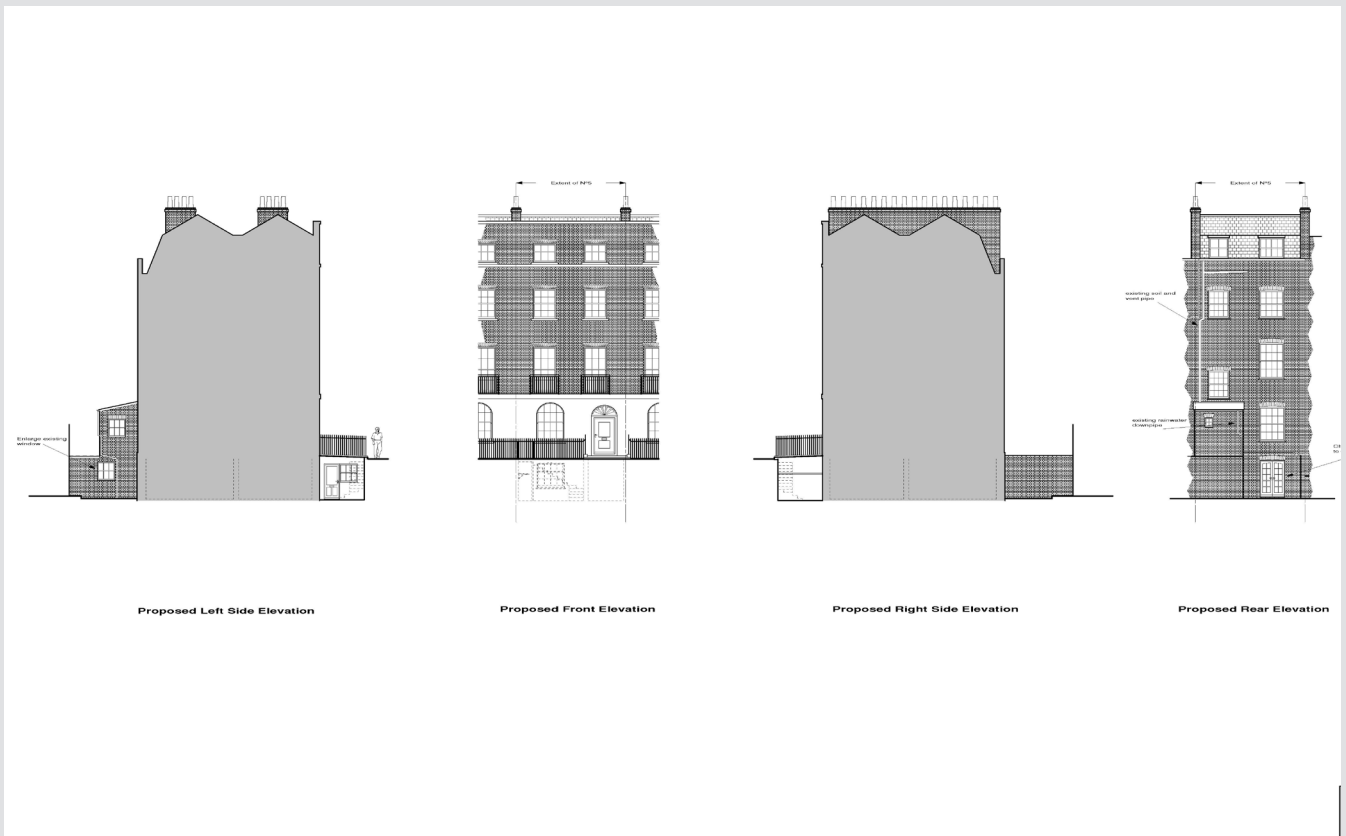
Existing Right Side Elevation

Existing Rear Elevation

Existing Elevations



Proposed Floorplans



Proposed Elevations

4.0 Proposed Scheme

Residential Conversion

- 4.1 The proposed scheme comprises the conversion of the existing single dwellinghouse into two residential properties (C3 Use class) including 1 x 1 bed and 1 x 2 bed units which has been supported during the pre-application discussions. The 1 bed unit would be located at lower ground floor level and provides 50.6 sqm of accommodation and the proposed 2 bed unit will be located at ground and first floor level and provides 93.1 sqm of residential floorspace.
- 4.2 Each unit would have separate access arrangements through the reinstatement of the steps from the street to lower ground floor level which again was supported in principle subject to further detailed design. It is proposed to recreate the original railings for the stairs and further information on their detailed design is demonstrated in the Heritage, Design & Access Statement, prepared by Metropolis.

Lower Ground Unit

- 4.3 The conversion of the property to two residential units involves the alterations to one internal wall, at basement level to re-locate a doorway to the proposed bedroom. The required alterations have been marked on the drawings and have retained the existing layout, with significant down-stands and nib ends so that the original plan form may be easily read and understood in accordance with the Conservation Officer's comments at pre-application stage.
- 4.4 In addition, the existing staircase at basement level has been retained to create a storage space for the basement unit. Internal elevation E and F as shown on drawing 3337/7C (Proposed Plans and Elevations) provides further details on how this storage space will be created using the existing staircase so that it can be reinstated for future use if required.
- 4.5 Internal elevation B shows that the scheme will retain the existing size and location of the lower ground window to serve the proposed open plan living / kitchen / dining area.
- 4.6 To the rear, the existing courtyard will be enlarged given the removal of the boiler house (not an original feature). Double French doors will be installed to access the rear courtyard and the existing door from the closet wing will be bricked up as it currently does not provide a suitable or safe access.

4.0 Proposed Scheme

No objections were raised to the proposed doors nor the bricking up of the existing door from the closet wing during the pre-application discussions.

Ground and First Floor Unit

- 4.7 The 2 bedroom flat located over ground and second floor is created through minimal internal alterations. The proposal includes the boxing in of the existing stair case that links ground floor to the basement (with the stairs retained), the blocked up space will provide a hand basin with the rear closet wing at this level providing the toilet and shower facilities.
- 4.8 At first floor level, a new cupboard is created where the existing stairs have been boxed in which formerly provided access to the second and third floors. This cupboard is shown on internal elevation G on drawing 3337/7C and will be constructed using similar materials to the proposed cupboard at basement level.
- 4.9 Both kitchen layouts have been shown on the proposed floorplans as advised by the Conservation Officer during the pre-application discussions and proposed and existing service routes are also shown on the proposed floorplans.

Closet Wing

- 4.10 The previous pre-application submissions both proposed the rebuilding of the existing closet wing, due to its poor condition, to provide an additional storey for an extra bathroom at first floor level.
- 4.11 This application does not include the rebuilding of the existing closet wing and maintains the current two storey arrangement however does seek the extension at lower ground floor by approximately 1.4m to provide enhanced bathroom space for the basement unit.
- 4.12 Aforementioned the existing door will be bricked up as it currently does not provide a secure or safe access for the building. In addition, the existing glazed window to the closet wing will be reinstalled and enlarged to serve the proposed bathroom. Obscure glass is used to maintain future occupant's privacy. These alterations will be at lower ground level and will not be visible in long views of the rear elevation.

4.0 Proposed Scheme

Removal of non-original elements

- 4.13 Part of this application proposal seeks to de-clutter and improve the rear elevation which involves the removal of the redundant boiler house and rear chimney. The removal of these features was considered acceptable subject to evidence which demonstrates that *“its loss would not affect the building’s special interest”* and *“no structural harm or interventions would result”* (Council’s pre-application response, page 4).

Parking and Refuse

- 4.14 Consistent with the previous pre-application submissions, the applicant will agree to the 1 bed unit being car-free which was welcomed by the Council during the pre-application discussions in stating,

“Given the application site is within a CPZ and has good access to public transport, it is considered that the development would be appropriate for a car-free arrangement” (page 6, Council’s pre-application response, 9th January 2015).

- 4.15 The existing dwelling has the right to obtain a parking permit and it is therefore considered appropriate that any restriction on parking is only applicable to the additional unit.
- 4.16 Separate, secure cycle parking is provided for each unit in accordance with the London Plan requirements. A total of three spaces is proposed, 2 allocated to the 2-bed unit and 1 space for the basement 1-bed unit.
- 4.17 The cycle store for the 2 bed unit will be provided within the new cupboard at first floor created within the existing staircase which is blocked off. The proposed cycle store for the 1 bed unit will be located externally to the front of the unit under the proposed new external stairs to street level.
- 4.18 Refuse stores will be provided for each unit in accordance with the local and regional requirements and all servicing arrangements will remain as existing. Refuse storage for the 2 bed flat is provided internally at first floor level and storage for the basement unit will be provided externally alongside the proposed cycle storage.

5.0 Planning Policy Framework

5.1 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 Polices 2010

5.2 In addition, relevant material considerations are set out in the National Planning Policy Framework (2012) and the National Planning Practice Guidance (NPPG). The scheme has been developed in accordance with this policy guidance in terms of land use, design standards and amenity.

5.3 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
- CPG 1 Design
- CPG 2 Housing
- CPG 6 Amenity
- CPG 7 Transport

The National Planning Policy Framework

5.4 The National Planning Policy Framework (NPPF) was published in March 2012 as a summary of national planning policy that was previously contained in PPGs and Government guidance documents.

5.5 It marks 'sustainable development' and a presumption in favour of such developments as the 'golden thread' which now runs through the planning system. Sustainable development is defined within the following parameters.

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

5.0 Planning Policy Framework

- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well – being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.6 And goes onto state that:-

“Housing applications should be considered in the context of the presumption in favour of sustainable development” (paragraph 49) which the proposed scheme achieves and encourages bringing back into residential use empty housing and buildings in line with local housing strategies (paragraph 51).

The National Planning Practice Guidance

5.7 The Government adopted the National Planning Practice Guidance (NPPG) on the 27 March 2014, which has updated and collated all planning practice guidance online and is read alongside the NPPF.

5.8 The guidance provides advice on how the Government’s policies are expected to be applied and will be relevant to this application.

Regional Planning Policy

5.9 The London Plan supports the provision of additional residential accommodation in a range of types across London in accordance with the relevant policies.

Local Planning Policy

5.10 At a local level the Development Plan consists of Camden’s Core Strategy (2010) and the Council’s Development Policies (2010). This section of the statement will demonstrate how the scheme meets all the relevant adopted policies.

6.0 Scheme Assessment

Conversion of single dwelling to two residential units

- 6.1 London Plan Policy 3.3 (Increasing Housing Supply) recognises the requirement for more homes in London and supports the re-use of vacant, Listed dwellings through London Plan Policy 3.14 (Existing Housing). In accordance with Paragraph 51 of the NPPF, the application proposed to bring back into use a Listed Building for its intended and original use as residential accommodation which is consistent with the provision of Section 5.0, paragraph 5.17 of the Bloomsbury Conservation Area which encourages Listed Buildings to be retained for their original purpose.
- 6.2 Paragraph 2.8 of the Council's Development Policies document sets out that "*housing is regarded as the priority land-use of the Local Development Framework*" with the Council's Core Strategy Policy CS6 and CS9 (Achieving a successful Central London) supporting the full use of the Borough's capacity for housing.
- 6.3 The proposal includes the conversion of the single dwellinghouse to two residential units in accordance with part A of the Council's Development Management Policy DP2 (Making full use of Camden's capacity for housing) which seeks the maximum contribution to housing supply from vacant or underused sites. The proposal would result in a net gain of housing which the policy seeks to encourage and has been considered acceptable throughout the pre-application process.
- 6.4 The proposed scheme will create 1 x one bed unit at lower ground level (50.5 sqm) and 1 x two bed unit at ground and first floor level (93.1 sqm) providing an appropriate mix for the site in accordance with the Council's Development Policy DP5 (Homes of Different Sizes) which states that there is a very high demand for two bed market units in the Borough, CPG 2 (Housing) and London Plan Policy 3.4 which secures minimum residential floorspace standards.
- 6.5 The proposed conversion of the property is in accordance with the relevant Development Plan policies, providing attractive and additional residential accommodation in central London and should be supported by the Council.

Design

Extension of Existing Closet Wing at LGF

- 6.6 Development Policy DP24 (Securing high quality design) requires all

6.0 Scheme Assessment

extensions and alterations to existing buildings to be of the highest design standards in accordance with Policy 7.6 (Architecture) of the London Plan and CPG 1 (Design) and CPG 2 (Housing).

6.7 Paragraph 4.9 of CPG 1 states that “A rear extension is often the most appropriate way to extend a house or property” with paragraph 4.12 demonstrating a preference for ground floor extensions and paragraph 4.10 setting out the general principles for such rear extensions which include:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*

6.8 The proposed extension will be sufficiently minor in appearance, mass, bulk and scale being approximately 1.4m at lower ground floor. It will be appropriately subordinate to the existing building and the existing closet wing.

- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*

6.9 The extension at lower ground level will be constructed out of bricks to match the existing closet wing in order to preserve and enhance the appearance of the Listed Building. The extension will have a flat roof in order to maintain the level of the garden wall and will not therefore have any adverse impacts for neighbouring properties.

- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*

6.10 The extension will maintain the upper floor of the existing closet wing.

- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*

6.11 The extension will be at lower ground floor level, below the garden wall and

6.0 Scheme Assessment

will not create any adverse impacts for neighbouring occupants.

- *allow for the retention of a reasonable sized garden;*

6.12 The proposal includes the removal of the non-original boiler house and chimney which allows for the existing patio area to be increased to create private amenity space for the lower ground floor unit.

- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

6.13 Development Policy DP25 (Conserving Camden's heritage) seeks to maintain the character and appearance of the Borough's Conservation Areas and Listed Building. Part F and G of the policy states that the Council will,

"Only grant consent for a change of use of alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

Not permit development that it considers would cause harm to the setting of a listed building"

6.14 The proposed scheme has been carefully considered through two pre-application meetings to ensure that the proposal will not adversely impact on the Listed Building and retain its special interest consistent with Policy DP25. The proposal has evolved to retain the existing closet wing at ground level and create an approximately 1.4 m extension at lower ground floor to facilitate a larger bathroom for the basement unit.

6.15 At this point the closet wing is below the garden party wall and will therefore not be seen from adjacent properties consistent with the provisions of Development Policy DP26 (Managing the impact of development on occupiers and neighbours). The extension will be constructed in similar materials to the existing closet wing and with a flat roof to the extension element in order to preserve the character and appearance of the existing building.

6.16 It is considered that the proposed scheme will preserve the appearance of the

6.0 Scheme Assessment

building, consistent with chapter 4 of CPG 1, London Plan Policy 7.4 (Local Character) and London Plan Policy 7.8 (Heritage Assets and Archaeology) which seek to conserve heritage assets with regards to the local character.

- 6.17 During the pre-application discussions the Council's Conservation Officer commented on the "*wholesale demolition of...works to the existing closet wing and construction of a new rear extension*" (pre-application response, 9th January, page 3). In response to these comments, the applicant has investigated ways to retain the existing closet wing by underpinning the existing structure and extending at lower ground floor as proposed during the September 2014 pre-application. Given that the proposal no longer includes the demolition and rebuilding of the existing closet wing it is considered the scheme has addressed officer's comments and is acceptable in accordance with paragraph 132 of the NPPF, which seeks the preservation of heritage assets, and Camden's Development Policy DP25 and chapters 3 and 4 of CPG 1 (Design).

Internal Alterations

- 6.18 As discussed during the pre-application meeting, all amendments to internal walls including new openings, have retained a significant section of the original wall and sufficiently clear nib ends and down-stands so that the original plan form can be easily understood and will not be adversely affected in accordance with PPS 5 Practice Guide which advises in para. 182 that the plan form of a building is '*one of its most important characteristics*'. Therefore in retaining the original internal plan form of the property preserves and enhances the listed building in compliance with Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage) which states that,

"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

b) Preserving and enhancing Camden's rich and diverse heritage assets and their settings, including Conservation Areas, Listed Buildings..."

- 6.19 The existing opening to the lower ground floor utility / shower room will be blocked up and a new opening to the proposed bedroom will be created. The opening will retain a significant part of the original wall and it is not considered that the alterations will adversely affect the property in that the proposed

6.0 Scheme Assessment

changes are reversible further to the pre-application response dated 9th January 2015 (page 4).

- 6.20 The pre-application proposal included the removal of the existing staircase between the ground and the basement level. Further to onsite discussions during the pre-application stage, the staircase has been retained and will be boxed in to create two new storage spaces for both units retaining the original plan form of the property and ensuring that the proposed changes are reversible to protect and enhance the existing building in accordance with Policies CS14 and DP25 (Conserving Camden's Heritage).
- 6.21 To the front of the lower ground floor unit an open plan kitchen, living and dining space is proposed to retain the original layout of the building. The proposal ensures that the original plan form of the property can be easily understood and the scheme has successfully addressed officer comments in relation to the internal alterations.
- 6.22 Further information on the proposed internal alterations can be found in the Heritage, Design and Access Statement, prepared by Metropolis which has been submitted as part of this application.

Alterations to Windows and Doors

- 6.23 The proposed scheme will include the restoration to all retained windows and a separate Windows Survey and Refurbishment Statement has been prepared and submitted which outlines the proposed works to improve the condition of the windows.
- 6.24 The previous pre-application scheme included the enlargement of the front window to the lower ground floor unit. Notwithstanding this, the original window has been retained to preserve the character and appearance of the Listed Building.
- 6.25 It is also proposed to enlarge an existing window to the rear of the property on the eastern elevation of the existing closet wing to serve the proposed bathroom in the lower ground floor unit. The existing window is currently installed with obscure glass and it is proposed to again use obscure glass for the new window to maintain future occupant's privacy consistent with the provisions of Development Policy DP26 (Managing the impact of development

6.0 Scheme Assessment

on occupiers and neighbours). The proposed window will not have an adverse impact on the property as it is at lower ground floor level. It is recognised from CPG 1 (page 21) that the nature of the listing is not designed to be exhaustive however owing to the substantial World War II bomb damage to the rear of elevation of the terrace, there is currently an inconsistent approach in the re-provision of the closet wings, windows and door positions and alignment.

Reinstatement of External Stairs to Lower Ground Unit

- 6.26 To facilitate the conversion of the property to two separate residential units, the proposal includes the reinstatement of the stairs in the basement area to the front of the property which is a typical feature of the properties on Regent Square and was supported during both pre-application submissions. The second pre-application response dated 9th January 2015 confirms this in stating,

“A new light well stair is acceptable in principle subject to the detail of the steps and the treatment of the area railings, which should match the locally prevailing pattern” (page 5).

- 6.27 The reinstatement of the stairs will conserve the listed building in accordance with Policies CS14 and DP25 and will protect and enhance the character and appearance of the Bloomsbury Conservation Area. The stair will match the original design with a new cast iron gate as shown on the submitted drawings, and further detailed design of materials could be secured by condition.

Lifetime Homes

- 6.28 Policy DP6 of the Council’s Development Policies (Lifetime Homes and Wheelchair Housing) sets out all housing development is required to meet the Lifetime Homes standards and 10% of housing should either meet or be easily adaptable to wheelchair housing standards. Given that the site is a Listed Building, paragraph 6.6 of the accompanying policy text to DP6 recognises that this policy will be applied flexibly in this instance. Due to the constraints of the site only some of the Lifetime Homes standards are achievable for the site and are scheduled within the Heritage, Design and Access Statement submitted as part of this application.
- 6.29 A Lifetime Home Statement has been prepared and submitted to support the application.

6.0 Scheme Assessment

Amenity

- 6.30 The closet wing will retain its existing form at street level and will not therefore have any impact on adjacent properties in accordance with Development Policy DP26 and Chapter 6 of the Council's CPG 6 (Amenity).
- 6.31 The proposal seeks to remove the non-original boiler house and chimney to the rear of the building to create an enlarged private amenity space for the basement unit which will provide 10.5 sqm of private amenity space.
- 6.32 Due to the constraints of the site, private amenity space cannot be provided for the 2 bed unit at upper levels however given the site's central location and position within Regent Square it is considered that on balance the existing open space opposite the site and to the rear (St. George's Garden) will mitigate the lack of private amenity.
- 6.33 It is considered that the scheme provides a suitable and attractive level of accommodation which affords ample access to open space both private and communal.

Services

- 6.34 All services have been shown on the existing and proposed drawings following officer recommendation during the pre-application stage. This ensures the protection of the Listed Building in accordance with Core Strategy Policy CS26 (Promoting high quality places and conserving our heritage) and demonstrates compliance with section 11 of CPG 1 (Design). Further information on the service equipment can be found in the Heritage Design and Access Statement, prepared by Metropolis.

7.0 Planning Obligations and CIL

- 7.1 Camden have adopted their CIL Charging Schedule on the 1st April 2015 and have set a rate of £500 per sqm for the central area of the Borough. This charge will be in addition to the Mayor's flat rate of £50 per sqm for LB Camden.
- 7.2 Policy CS19 of the Council's Core Strategy states that the Council will use planning obligations to support sustainable development, secure any necessary and related infrastructure to meet the needs generated by the development and mitigate the impact of development in accordance with Camden's CPG 8 Planning Obligations.
- 7.3 The final planning obligations and CIL obligation would follow the grant of planning permission however a CIL additional information form has been completed and submitted to accompany this application.

8.0 Conclusion

- 8.1 The proposed scheme involves the conversion of the existing vacant single dwelling into two separate residential units (1 x 1 bed and 1 x 2 bed units) which has been supported by officers during two previous pre-application discussions. The proposal will bring back the building into its original intended use consistent with Paragraph 51 of the NPPF and London Plan policy 7.8.
- 8.2 The proposal involves minor internal and external alterations which have been carefully considered in order to retain the original plan form of the property to preserve and enhance the Listed Building in accordance with London Plan Policies 7.8, Camden's Policies CS14, DP25 and the retained PPS 5 Practice Guide.
- 8.3 The scheme will retain the existing closet wing and proposes an approximately 1.4m extension at lower ground floor at the rear only to provide additional residential accommodation to the lower ground unit. The removal of non-original features to the rear of the property will allow for a greater provision of private amenity space for the lower ground unit which will be a benefit to the scheme. The final scheme has evolved as a result of two pre-application meetings and is considered to successfully address the Council's comments whilst providing an attractive and appropriate method to re-use the building.
- 8.4 The proposal represents a high quality scheme that protects and enhances the nature of the listed building and the Bloomsbury Conservation Area, whilst providing additional residential accommodation within a central London site.