

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/06/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>15/07/2014</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Tania Skelli-Yaoz				2014/0456/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
47 Goodge Street London W17 1TD				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Change of use from storage at 1st, 2nd & 3rd floors to residential use (Class C3) to provide 1 x 2 bed and 1 x studio unit, use of rear roof as terrace, and installation of new door to ground floor shopfront.							
<b>Recommendation(s):</b>		<b>Grant planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>21</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		PN advertised 24/4/14 SN displayed 23/4/14-14/5/14  No representations received.					
<b>CAAC comments:</b>		<u>Charlotte Street CAAC</u> : no reply received.					
<b>Site Description</b>							
<p>The site comprises a 4-storey terraced building on the south side of Goodge Street. The ground floor comprises a commercial unit and the upper floors were used as storage space and ad hoc office space on the 1st floor in association with a retail store at 43-45 Charlotte Street.</p> <p>The upper floors have no direct access from the street and are currently accessed via the rear from the shop mentioned above and through the rear 1st floor rear terrace on site.</p> <p>The surroundings are a mix of commercial at ground floor and B1/residential at upper floors.</p> <p>The site is not listed and lies within the Charlotte Street Conservation Area.</p>							
<b>Relevant History</b>							
<b>2013/1785/P</b> Change of use from office at first floor (Class B1a) and nil use at 2nd and 3rd floor levels to provide three 1-bed residential flats (Class C3), including alterations to install an entrance door to ground floor shopfront and a new rear window at first floor level. <i>Withdrawn – October 2013 - following</i>							

*advice on existing use, loss of storage use and mix of units.*

Other sites:

**48 Goodge Street-**

2014/1009/P The change of use and conversion of office units (B1) on 1st, 2nd and 3rd floors to 1x 3-bed self-contained flat (Class C3). *Recommended for approval subject to legal agreement signed.*

**Relevant policies**

**LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1, 2 and 6

## Assessment

### Proposal-

The application comprises 1x 2-bed flat on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and 1x studio flat on the 1<sup>st</sup> floor of this building. The proposal also includes the re-instatement of the residential access from the Gooch Street frontage with a new door to match the existing materials. The rear terrace is retained for the use of the first floor flat and the existing timber fencing replaced with 1.8m screens on all sides.

The main considerations with this application are the loss of storage space, new land use, housing implications (standards of living accommodation, mix of units, lifetime homes), transport implications and impact on amenity and the CA.

### Land use/loss of storage space-

Policy DP13 and CPG5 encourages the retention of office/storage space when the premises are considered suitable for continued such use unless it can be demonstrated that there is no demand for this use in accordance with Camden's requirements or that it can be demonstrated that the site is no longer suitable for its current business use.

The agent has submitted a marketing statement which sets out the background to the upper floors use in the past. The agent confirms that until 20 years ago the ground floor shop was used as a greengrocer and access to the upper floors was provided internally only. About 18 years ago the shop became a café as is today, however, the access arrangement is unchanged and is provided through Charlotte Street as described above. This does not comply with other regulations but has been maintained over the years due to ownership reasons.

On site, it was evident that the upper floors are used as storage space for the flower shop at 43-45 Charlotte Street (this consists of decorative accessories for the home and garden) with some ad-hoc office arrangement (a desk) on the first floor. The condition of the fenestration, general layout and decor is poor and in need of update. In my view, the 3 floors are under-used for storage purposes and many areas/rooms were empty and unused. The use of the upper floors is therefore not optimised and will not result in a significant loss to the business floorspace provision in the area. It has further been confirmed that the flower shop (43-45 Charlotte Street) is to close and the storage space will no longer be required.

To summarise, the upper floor premises are not long-term vacant but under-used, about to be vacated and no longer required as storage space, the submitted marketing statement does not include marketing evidence and does not comply with the CPG5 guidance per se, however, it is my view that the loss of the existing storage space does not function well and can be justified in accordance with policy DP13, particularly in light of the replacement proposed housing use. Therefore, on balance, it is therefore considered acceptable to change the storage use to residential in this case.

### Housing-

Policy DP2 encourages the maximisation of land for residential purposes wherever possible. In this case, housing is proposed to replace the upper floors and this accords with the policy.

Mix of units: the previously withdrawn application's mix of units has been revised to propose a more suitable mix of units. Instead of a studio flat on each floor the mix will comprise of a 32sqm studio flat at 1<sup>st</sup> floor level with access to the external rear terrace and a maisonette with kitchen and dining/living on 2<sup>nd</sup> floor level and 2-bed rooms on the 3<sup>rd</sup> floor. The proposed floor areas comply with the minimum standards and whilst the studio flat is classified as 'lower' within the Council's dwelling Size Priorities Table, the 2-bed is classified as 'very high'. The revised proposal is therefore considered acceptable with regards to Policies CS6 and DP5.

Lifetime homes standards: the statement demonstrates as many requirements as possible in the context of the existing building are complied with. This complies with policy DP6.

### Transport-

Bike storage space is unlikely to be available in the communal hall or entrance due to the historic layout of the building. The 1<sup>st</sup> floor flat could be provided with some cycle storage within the terrace. In the circumstances of the current building this is considered acceptable as there would be no other reasonable space to provide such storage except in the flat itself or in the ground floor entrance corridor. This complies with policy DP17.

In line with policy DP18 requirements both flats are to be secured as car-free development via a Section 106 legal agreement to mitigate against the impact of car-parking in this Central London location.

**Design/CA-**

The external alterations to the building comprise the insertion of a front door to the ground floor level and the insertion of a rear window to the 1<sup>st</sup> floor level. The new front door is design as 'opaque glazed in stainless steel frame to match the existing frontage. A 1.8m timber screen is proposed to replace the existing screen of similar height to act as a privacy screen to the tree sides enclosing the terrace.

The external alterations are considered acceptable and do not harm the CA or the host building.

**Amenity-**

The existing terrace has existing high level timber screening and the replacement with new 1.8m screen will ensure no future overlooking occurs to adjoining occupiers and at the same time will not harm adjoining occupiers by loss of light as the existing fences are already high (above 1.5m). A condition is recommended to secure the retention of these screens.

Whilst it would be more beneficial to link the use of the terrace to the maisonette this is not practical in terms of interior design layout and therefore acceptable.

**CIL-**

N/A

**Recommendation-**

Grant planning permission subject to Section 106 legal agreement.