

CC/JD/P6735  
20<sup>th</sup> June 2017

London Borough of Camden  
Development Management  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

**Planning Portal Ref: PP-06129814**

Dear Sirs

**25 Rathbone Place, W1T 1JB**

**Application for the renewal of planning permission 2013/7316/P for the ‘Erection of rear extension at second floor level, addition of roof terrace on third floor roof, balcony at rear first floor level and Juliet balconies at rear second and third floor level floor levels and alterations to rear fenestration all in connection with change of use of first to third floor from ancillary pub accommodation (Class A4) to three flats (one x 1-bed and two x 2-bed)’.**

On behalf of our client Shaftesbury CL Ltd, we write in support of the above planning application which seeks to renew planning permission 2013/7316/P which expires in December 2017.

This application is identical to the previously approved scheme and simply seeks additional time to implement the scheme. The requisite application fee of £1,155 has been paid to the Council online. The following information has been submitted via the planning portal:

- Existing and Proposed Drawings
- Design & Access Statement
- Site Location Plan
- CIL Form
- Basement Impact Assessment
- GEA Geotechnical Letter
- Photomontage

**Site and Surroundings**

The property comprises ‘The Wheatsheaf’ public house located on the east side of Rathbone Place. Percy Passage (a public right of way between Rathbone Place and Percy Mews) runs under the property. The upper floors have a flying freehold over the passageway. The property is not listed, however is located within the Charlotte Street Conservation Area.

The property has a lawful Class A4 (drinking establishment) use throughout and currently comprises:

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- Basement – Public House store
- Ground and First Floors: Public House
- Second and Third Floors: Ancillary managers flat.

The property's business rates indicate it as a 'public house and premises', and the Council Tax records demonstrate it is a mixed use property (i.e. pub and ancillary accommodation) within a single occupation. We can confirm that the pub landlord currently occupies the managers flat on the upper floors.

### **Proposal**

The extant planning permission for the property is due to expire in December 2017 and has not yet been implemented. Our client seeks to renew the previously approved scheme to allow more time for implementation. We can confirm that the proposal remains identical to the approved scheme. We have resubmitted the approved drawings and supporting documents. The drawings have a new revision due to the change in the applicant's name. We can confirm that there has been no change to the planning policy or the property following the 2014 consent which would be a material consideration for this application.

The proposal therefore remains to provide increase the flexibility of uses on the upper floors of the property. As the upper floors are currently ancillary to the ground and first floor pub, our client wishes to increase the flexibility of possible future uses. The scheme seeks permission for an alternative residential use on the first to third floors and a rear extension to provide a separate access to the flats. In addition, a new roof terrace is proposed for the top floor flat.

The ground and first floors are currently used as a public house (Class A4). It is proposed to relocate the trading floorspace of the pub from the first floor into the basement, thus protecting as much trading space as possible. In order to do this, minor internal changes are necessary including reducing the floor level in the basement and existing vaults to increase ceiling heights, reducing vault size to reduce travel distance to escape stair enclosure and placing a new kitchen duct in the basement which will extract at roof level. These minor alterations will allow the public house to continue to operate as existing while the upper floors are changed to residential use.

The ground floor public house will remain as existing, however the internal access to the upper floors will be blocked up. The current side entrance to the pub (via the underpass) will become the entrance to the self-contained residential flats on the upper floors.

The principle of these alterations to enable the public house to remain trading on the ground and basement floors were accepted as part of the 2014 consent. We therefore consider that the scheme will continue to be accepted.

### **Proposed Residential Accommodation**

The first floor will become a two bedroom flat comprising 67.3sqm of floorspace. There will be alterations to the position of the internal stairs at the rear of the property to improve access to all floors. The stairs in the centre of the property which gave access to the ancillary accommodation on the second and third floors will be removed. To improve natural light and ventilation to the proposed bedroom at the rear of the property, a balcony is proposed.

At first floor level, a rear extension is proposed on top of the existing first floor flat roof. The extract and roof light will be removed and the extract will be repositioned. The extension will provide space for one of the bedrooms.

At second floor a two bedroom flat comprising 71sqm floorspace is proposed. The master bedroom will have a juliet balcony to improve natural light and ventilation. The flat has living accommodation at the front of the property and two bedrooms at the rear.

At third floor, a one bedroom flat is proposed, comprising 51.1sqm of floorspace. A Juliet balcony is proposed off the bedroom at the rear. To improve the amount of natural light into the third floor flat, a number of roof lights are proposed to gain maximum natural light to all rooms. The third floor flat will also have access to a private roof terrace accessed via an internal staircase.

The roof terrace has been set back 5m from the front of the building and will not be visible from street level. A small access hatch will provide entrance to the roof terrace. This access will not be visible from street level. A traditional metal balustrade is proposed at roof level to be in-keeping with the design and character of the property.

All of the residential units are above Camden's minimum floorspace standards and have natural light into every room. The flats comprise of a kitchen/living room, separate bathroom and bedroom(s) with built in storage. The flats will be self-contained and have a separate access via the new entrance in the underpass.

We consider the proposed alterations to the property and land use remains fully acceptable within this property. The design of the scheme had various amendments during the 2014 application to ensure it was acceptable. The applicant is also will to enter into a further car free legal agreement as per the extant consent.

### **Policy Considerations**

The majority of properties in the Charlotte Street Conservation Area are of mixed use with residential use on the upper floors of the building. This proposal is in line with Policies DP2 and CS6 of the LDF which state that housing is a priority and the Council wants to maximise the supply of additional homes in Camden.

The proposal provides one x 1 bedroom flat and two x 2 bedroom flats. Policy DP5 sets out that two bedroom flats are of high priority in the Borough, and one bedroom units are acceptable in this location. We therefore consider the mix to be desirable to Camden. The flats have also been designed to comply with Camden's Design Guidance.

Policy DP10 aims to protect traditional pubs in order to retain the character of the Conservation Area. The proposal has been designed to retain the existing public house operations on the ground and basement floors. We therefore consider that the scheme has been successfully designed to protect the pub and introduce self-contained residential use on the upper floors.

### **Summary**

This application solely seeks additional time to implement the extant planning permission. The design and use of the proposal is identical to the previously approved scheme. We consider the proposed dual/alternative use of the first, second and third floors for either continued Class A4 or Class C3 use to be fully acceptable in this location and either use would contribute to the character and function of the area. The proposed flats have been designed to comply with the Council's policies and standards.

We trust you have sufficient information to validate our client's application and we look forward to a

swift and positive outcome. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

**Casey Conduct**

For and on behalf of  
Rolfe Judd Planning Limited