
Planning statement

6 Coptic Street, London, WC1A 1NH



1. Introduction

- 1.1. This planning statement has been produced on behalf of our client to support a planning application for development at 6 Coptic Street, London, WC1A 1NH.
- 1.2. The planning application proposes the change of use of part of the property plus ancillary alterations to the existing building. This application proposes the change of use from office (B1) to a restaurant (A3) at basement and ground floor level, plus the enhancement of the existing commercial floorspace at first to third floor. The proposals also seek sensitive external alterations to improve the appearance of the existing building and light into the property for users.
- 1.3. This proposal seeks to sensitively improve the quality of the existing building, which is currently vacant and in poor condition. The proposed development will provide restaurant space in the area whilst sensitively enhancing the office floorspace within a highly accessible inner city London location. This will secure the long term viability of the building, improve the internal working environment throughout the building and enhance the appearance of the building to the street level.
- 1.4. This planning statement provides background information relating to the site, details of the proposal, and addresses the key planning considerations including land use, impact of the proposal on the character and appearance of the surrounding area, and impact of the proposal on surrounding residential amenity. This statement has been set out under the following headings:
 - Section 2 – Site and Surroundings;
 - Section 3 – Planning History;
 - Section 4 – Proposal;
 - Section 5 – Planning Policy Framework;
 - Section 6 – Planning Considerations;
 - Section 7 – Conclusions.
- 1.5. This statement should be read in conjunction with the architectural drawings and Design and Access Statement prepared by HUT Architecture; as well as the Acoustic Assessments as provided by Applied Acoustic Design.

2. Site and Surroundings

2.1. The application site lies on the western side of Coptic Street, within the London Borough of Camden.

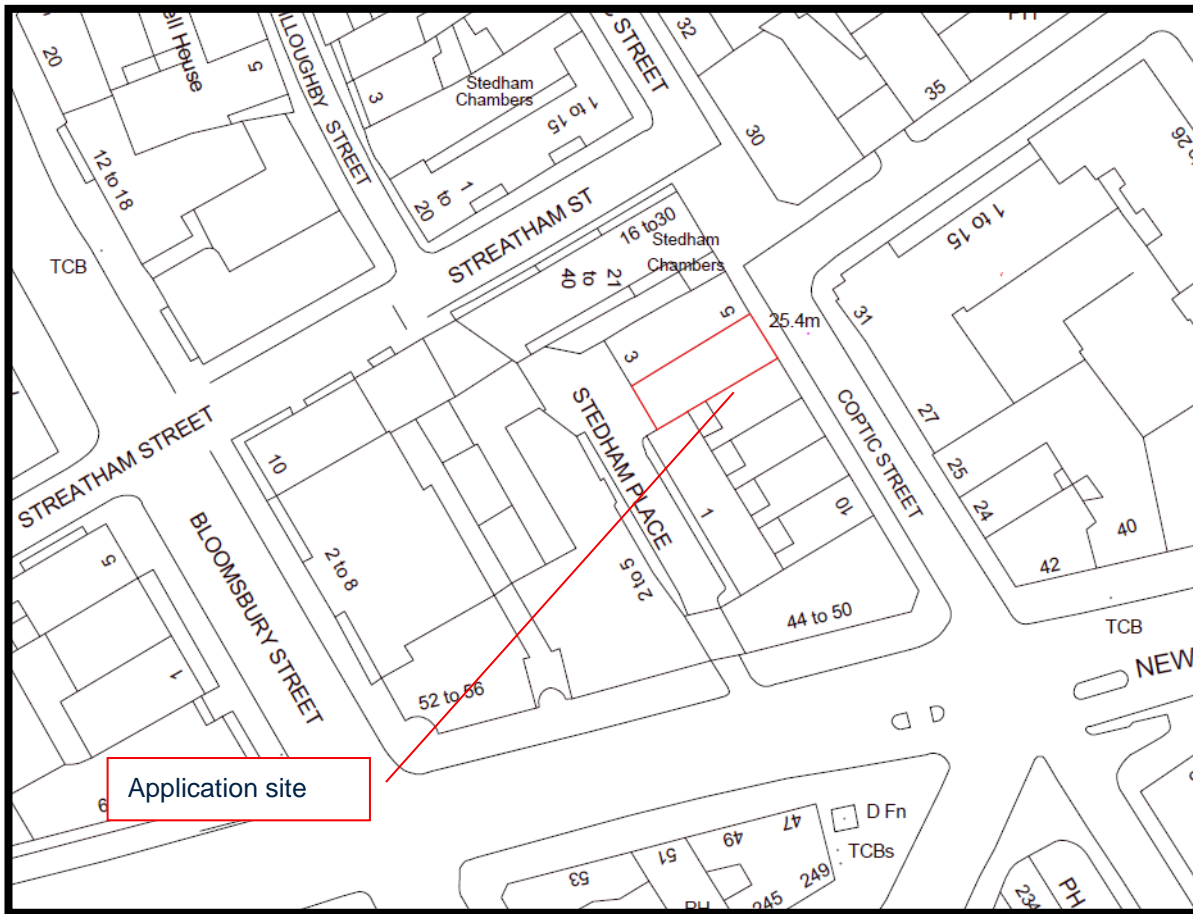


The image above shows the front (left) and rear (right) elevations of the building at 6 Coptic Street.

- 2.2. The site contains a four storey (plus basement) building which has most recently been used as offices but is now vacant. The building was constructed in the 19th century and was originally built as a town house.
- 2.3. The building is of brick construction and has an M-shape roof form with a central and lateral valley gutter (although this is limited from public view by the parapet). The building features traditional timber framed sliding windows to the front elevation (with the exception of the ground floor). The building features a single storey ground floor extension at the rear and a projecting closet wing on the south side of the building at first floor level. The rear elevation features a mix of traditional and more modern windows.
- 2.4. The building forms part of a wider terrace which includes 5, 6, 7, 8, 9 and 10 Coptic Street. However, there is a differentiation in building elements along this terrace including fenestration alignment, parapet line, terminating height, number of internal storeys and roof form.

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The image above shows the site within the context of the surrounding area.

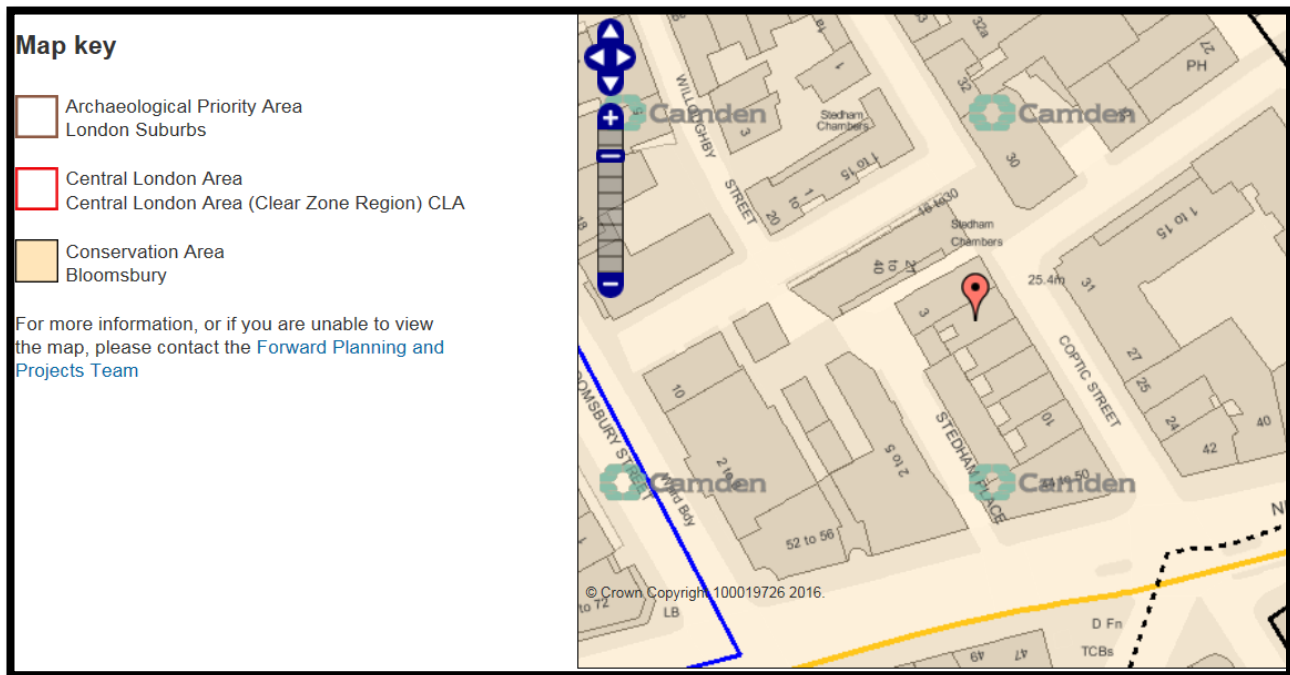
- 2.5. The surrounding buildings are varied in form and appearance, and contain a mix of land uses. It is understood that the adjoining buildings at 7, 8 and 9 Coptic Street are in residential use. 5 Coptic Street is occupied by a restaurant at basement and ground floor level, office accommodation at first floor level (described as 3 Stedham Place) and residential above. 10 Coptic Street contains commercial uses at street level with residential use above. At the rear of the site, 1 and 2-5 Stedham Place are predominantly in office use. Stedham Chambers, which is a purpose built residential building, is located to the north of the site.
- 2.6. According to Camden's policy map, the site is located within the Bloomsbury Conservation Area. This Conservation Area was originally designated to preserve elements of Georgian townscape within the Borough; and then later, Victorian, Edwardian and 20th century architecture when the Conservation Area boundary was extended (the application site/building is not Georgian but forms a varied terrace of later Victorian properties). The application site is located within sub area 7 - Museum Street/Great Russell Street - of the Conservation Area.
- 2.7. The application site/building is not statutorily listed; but is identified as an unlisted building which adds special interest to the Conservation Area (along with 5, 7, 8, 9 and 10 Coptic Street).

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2.8. According to the policy map, the site is also located within the Central London Area and the Archaeological Priority Area.



Above: Camden Policy Map Extract

3. Planning history

3.1. The site has a complex planning history. Previous planning applications are outlined in the table below:

| Application Number | Development Description | Decision | Date |
|--------------------|---|---------------------------------|--|
| 2016/0321/P | Erection of two storey rear extension and mansard roof extension with associated fenestration alterations | Refused Appeal Dismissed | Refused 07/06/2016 Appeal Dismissed 09/02/2017 |
| 2013/5970/P | Erection of two storey rear extension and mansard of roof extension. | Refused | 08/04/14 |
| PS9804181 | Conversion of existing offices into 2 self contained flats (one 3 bed and one 2 bed). | Granted | 05/03/1998 |
| 8800509 | Alterations to include rear extension to first and second floors for additional office space | Withdrawn | October 1988 |
| 8800488 | Rear extension to first and second floors for additional office space | Withdrawn | October 1988 |
| 8800404 | Rear extension (fronting Stedham Place) at first and second floors levels for office use. | Refused Appeal Dismissed | Refused 22/11/1988 Appeal Dismissed 19/04/1989 |
| 8400744 | Erection of rear extension as an infill to light well on ground floor for office use. | Granted | 23/07/1984 |
| 21592 | Continued use of the basement as a fur workshop | Granted | 08/10/1975 |
| 13896 | Continued use for a further limited period as a fur workshop of the basement. | Granted. Temporary Period | 10/08/1972 |
| 5816 | The use for a limited period of the basement as a fur workshop | Granted Temporary Period | 11/09/1968 |

4. Proposal

- 4.1. This proposed development comprises the change of use at basement and ground floors from office space (B1a) to a restaurant/café (A3), including the provision of mechanical plant servicing and extract duct servicing the kitchen. No change of use of the others floors is proposed.
- 4.2. Further sensitive alterations to the existing building are proposed to provide better light into the building and to improve the appearance of the existing building. The proposal involves the replacement of modern windows with traditional framed sash windows throughout the building, plus new conservation style rooflights to the existing mansard. The existing rear ground floor extension will benefit from new glazing and new roof lights. The existing floors will be reconfigured to accommodate the change of use.



Above: Existing and Proposed Front Elevation

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Above: Existing and Proposed Rear Elevation

5. Planning Policy Framework

5.1. The following national and local planning policies are relevant to the proposal.

National Planning Policy Framework

5.2. The National Planning Policy Framework (March 2012) (NPPF) sets out the Government's planning policies for England and is a material consideration in determining planning applications.

5.3. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14). It also states, at paragraph 17, that planning should proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs. High quality design and a good standard of amenity for all existing and future occupants of land and buildings should be sought. With regard to decision-taking, the NPPF advises that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible (paragraphs 186 and 187).

5.4. The following core planning principles of the NPPF are considered relevant to the proposal:

- Core planning principle – planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- Core planning principle – planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas.
- Core planning principle – planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

5.5. The following paragraphs of the NPPF are considered relevant to the proposal:

- Paragraph 18 – the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
- Paragraph 19 – To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
- Paragraph 128 – the significance of the identified heritage asset, and the contribution of the application building which will be affected by development proposals should be fully described.
- Paragraph 131 – in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- Paragraph 137 – local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- Paragraph 140 – local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Local Planning Policy

5.6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise. For the purposes of S. 38(6) of the Planning and Compulsory Purchase Act, the 'Development Plan' now comprises the:

- London Plan;
- London Borough of Camden Local Development Framework Core Strategy;
- London Borough of Camden Local Development Framework Development Policies.

5.7. The following documents are also relevant to the proposal:

- Bloomsbury Conservation Area Statement/Bloomsbury Conservation Area Appraisal & Management Strategy (2011);
- Camden Planning Guidance SPD.

5.8. Camden's key policy documents which are relevant to the application are listed below:

- Policy CS1 – Distribution of Growth of the London Borough of Camden Local Development Framework Core Strategy;
- Policy CS5 – Managing the impact of growth and development of the London Borough of Camden Local Development Framework Core Strategy;
- Policy CS8 – Promoting a successful and inclusive Camden economy states – safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers.
- Policy CS9 – Achieving a Successful Central London of the London Borough of Camden Local Development Framework Core Strategy;
- Policy CS14 – Promoting high quality places and conserving our heritage of the London Borough of Camden Local Development Framework Core Strategy;
- Policy DP1 – Mixed use development of the London Borough of Camden Local Development Framework Development Policies;
- Policy DP13 – Employment premises and sites of development of the London Borough of Camden Local Development Framework Development Policies;
- Policy DP18 – Parking standards and limiting the availability of car parking of the London Borough of Camden Local Development Framework Development Policies;
- Policy DP24 – Securing high quality design of the London Borough of Camden Local Development Framework Development Policies;
- Policy DP25 – Conserving Camden's heritage of the London Borough of Camden Local Development Framework Development Policies;

- DP26 – Managing the impact of development on occupiers and neighbours of the London Borough of Camden Local Development Framework Development Policies.
- 5.9. The London Borough of Camden is also undergoing a review of the adopted planning policy through the development of a Local Plan for the Borough. The Local Plan has not yet been adopted, but was submitted for examination on 24 June 2016. Between 30 January and 13 March 2017 the Council consulted on the Main Modifications to the Local Plan in response to the Inspectors comments during the examination, public representations made about the Plan and discussions at the public hearings. As such, based upon the above the policies can be given limited consideration when determining planning applications. It is understood that they will be given substantial weight once the Inspector issues their comments on the draft.

6. Planning considerations

6.1. The primary planning considerations of this application are:

- Land use;
- Design and heritage including impact of the proposal on the character and appearance of the existing building, and Bloomsbury Conservation Area;
- Amenity.

Land use

6.2. Camden's current policy CS1 provides overall direction on the distribution of growth within the Borough. This policy states – the Council will focus Camden's growth in the most suitable locations, and manage it to make sure that we deliver its opportunities and benefits and achieve sustainable development, while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit. Appropriate development will be supported in Central London and the Council will promote the most efficient use of land and buildings, by seeking development that makes full use of its site. The Council will also expect the provision of a mix of uses in suitable scheme, in particular in the most accessible parts of the Borough.

6.3. Camden's current policies CS8, CS9, DP1 and DP13 address land use, and particularly office use, within Camden and the Central London Area.

- CS8 Promoting a successful and inclusive Camden economy states – safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers. Recognising the importance of other employment generating uses, including retail markets, leisure, education, tourism and health.
- CS9 Achieving a successful Central London states – recognise its unique role, character and challenges; support Central London as a focus for Camden's future growth in homes, offices, hotels, shops and other uses.
- DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses – The Council will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function vitality and viability of a centre, the local area or the amenity of neighbours.
- DP13 Employment premises and sites – The Council will retain land and buildings that are suitable for continued business use.

6.4. Draft Local Plan (2015) Policy E1 continues this line of thought noting that Camden will support businesses of all sizes and support Camden's industries by safeguarding existing employment sites and premises and considering proposals for the intensification and/or redevelopment of employment sites and premises if the proposals can provide significant additional employment. Policy E2 sets out that employment premises or sites that are suitable for continued business use will be protected, and that the Council will resist development of business premises for non-business uses in most cases.

Loss of Office

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- 6.5. The proposal retains the office floorspace on the first, second and third floor and enhances this existing office use. The proposals would result in a loss of 141sqm of office floorspace to be converted into a restaurant (A3 use), while 135sqm of floorspace will be retained as office at the upper levels of the building.
- 6.6. We acknowledge that Camden operates policies which seek to protect employment and business use, but note that this is within the context of promoting a strong economy and promoting and supporting jobs. With this in mind we believe there are reasons why the proposal is acceptable.
- 6.7. The existing site is currently vacant, but was most recently in use as offices. The property was not constructed for office use, a variety of uses have operated within the building and planning approval has also been given for residential use within the building. The building is surrounded by a mix of uses including residential and restaurants, the area immediately surrounding the site does not form part of an established office area but is subject to a mix of uses and the site is located within close proximity to Tottenham Court Road and Oxford Street. With this context in mind, a mix of uses within the building is considered to be acceptable.
- 6.8. The proposal retains and seeks to provide improved office floorspace at first floor and above with the addition of a further WC at second and third floor, the refurbishment of the existing staircase, addition of rooflights to the mansard and replacement of existing modern windows with timber framed sash windows. The proposals would ensure that the basement is no longer in use as office space with poor amenity including no natural daylight and no natural ventilation. This would ensure that the site and premises would be retained as an employment site, albeit with a complimentary use in the lower portion of the building, in line with Policy CS8, DP13 and draft Policies E1 and E2. The improvement of the quality of the remaining employment floorspace would also be of great benefit.
- 6.9. Whilst the proposals would result in a loss of office floorspace, this would not translate into a significant loss of jobs within the Borough. The Home and Communities Agency Employment Density Guide (3rd Edition Nov 2015) provides a density guide with regards to employment density between different land uses. Employment density refers to the average floorspace per full-time equivalent member of staff and is used in decision making as a measure of intensity of building use and thereby provides an evaluation of the number of jobs generated by a particular use. This establishes that 'general office' B1a office use requires a density of 8-13 sqm per full time employee whilst, this is compared to 15-20 for A3 restaurants or cafes. Due to the age of the property and the location of the office space within the basement and ground floors occupied by circulation space, it could be regarded that the existing office space would not operate as efficiently as purpose built office space and therefore it is more likely that the office sqm requirement per person would be closer to the 13sqm requirement.
- 6.10. If considering the building as a whole, office floorspace could support approximately 21 employees, while the proposed mixed use (employment and restaurant) could support approximately 9 retail employees and 10 office employees (total 19 employees). The difference in potential number of jobs on the site between that of office space and a mixed use office and restaurant would be marginal. As such, the proposal would not lead to a significant loss of employment generating floorspace which would not conflict with the policies relating to employment use including Policy CS8, DP13 and draft Policies E1 and E2.

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- 6.11. Furthermore, the change to restaurant use on the basement and ground floors of the building would create a active use at ground floor level which would enhance both the streetscape and provide further restaurant/café floorspace for office workers, residents and tourists in the area. We believe a mix of uses in this area would promote vitality and vibrancy in a very key area for Camden, in close proximity to Tottenham Court Road. A mix of vibrant and active uses would accord with Policies CS8 and CS9.
- 6.12. It is therefore regarded that the proposals will safeguard the existing employment site, through the provision of a job generating use at ground and basement level whilst simultaneously enhancing the existing office space, creating more attractive employment space suitable for small and medium enterprises.

Restaurant / Café A3 Land Use

- 6.13. The proposals put forward involve the conversion of the basement and ground floor levels to restaurant space (A3). Policy CS9 seeks to manage the location and concentration of food, drink and entertainment uses and their impact. Development Policy DP13 supports strong centres and managing the impact of food, drink, entertainment and other town centre uses. As part of this, the Council will ensure that the development of food uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. As part of this they will consider:
- (b) the cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions and any record of harm caused by such uses;
 - (c) the impact of the development on nearby residential uses and amenity, and any prejudice to future residential development;
 - (d) parking, stopping and servicing and the effect of the development on ease of movement on the footpath;
 - (e) noise and vibration generated and the potential for effective and unobtrusive ventilation;
 - (f) the potential for crime and anti-social behaviour, including littering.
- 6.14. Draft Policy TC2 seeks to provide and maintain a range of shops, services, food, drinks and entertainment and other suitable uses to provide variety, vibrancy and choice, but to ensure they do not have a harmful impact on residents and the local area.
- 6.15. As previously mentioned, the surrounding area is occupied by a mix of uses. It is understood that the adjoining buildings at 7, 8 and 9 Coptic Street are in residential use. 5 Coptic Street, adjacent is occupied by a restaurant at basement and ground floor level, office accommodation at first floor level (described as 3 Stedham Place) and residential above. 30 Coptic Street opposite the site is occupied by a restaurant at ground floor level. 10 Coptic Street contains commercial uses at street level with residential use above. At the rear of the site, 1 and 2-5 Stedham Place are predominantly in office use. Stedham Chambers, which is a purpose built residential building, is located to the north of the site.

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- 6.16. Coptic Street is therefore occupied by varied land uses, with a precedent for restaurant uses at ground floor level. Whilst a restaurant is situated next door to the property, there is not a prevalence of restaurants or night time uses along Coptic Street. Being located close to both Tottenham Court Road and the British Museum, the area is attractive to tourists as well as local residents. The provision of a restaurant in this location would further support the tourist economy and local residents within Camden whilst also providing a more attractive ground floor active use.
- 6.17. Due to the prevalence of restaurant, café and take-away uses in the immediate area, the conversion of the property cannot be regarded as unusual and the addition of a small restaurant cannot be considered to materially worsen the amenity of neighbouring occupiers or residents. Due to the nature of the proposed small-scale restaurant use it is not regarded that this conversion would prejudice any future residential development. The restaurant use is contained within the building at ground and first floor level only and is commonly seen throughout the Borough within residential units above. Amenity concerns are described in greater detail below.
- 6.18. It is therefore regarded that the addition of a restaurant at ground and basement levels would be in line with Camden's planning policy requirements.

Design and heritage

- 6.19. Camden's policies CS14, DP24 and DP25 provide overall direction on heritage assets and design quality within the Borough.
- CS14 Promoting high quality places and conserving our heritage – The Council will ensure buildings are attractive, safe and easy to use. Development must be high quality, with design that respects local context and character, and preserves heritage assets including conservation areas.
 - DP24 Securing high quality design – The Council will require all developments, including alterations and extensions, to be of the highest standard of design. Developments must consider – character, setting, context and form of surrounding buildings; proportions of the existing building; and quality of materials to be used.
 - DP25 Conserving Camden's heritage – The Council will take account of conservation area statements/appraisals; and only permit development within conservation areas which preserve and enhance the character and appearance of the area.
- 6.20. Draft Local Plan Policy D1 states that the Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. Whilst draft Policy D2 notes that the Council will preserve, and where appropriate enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

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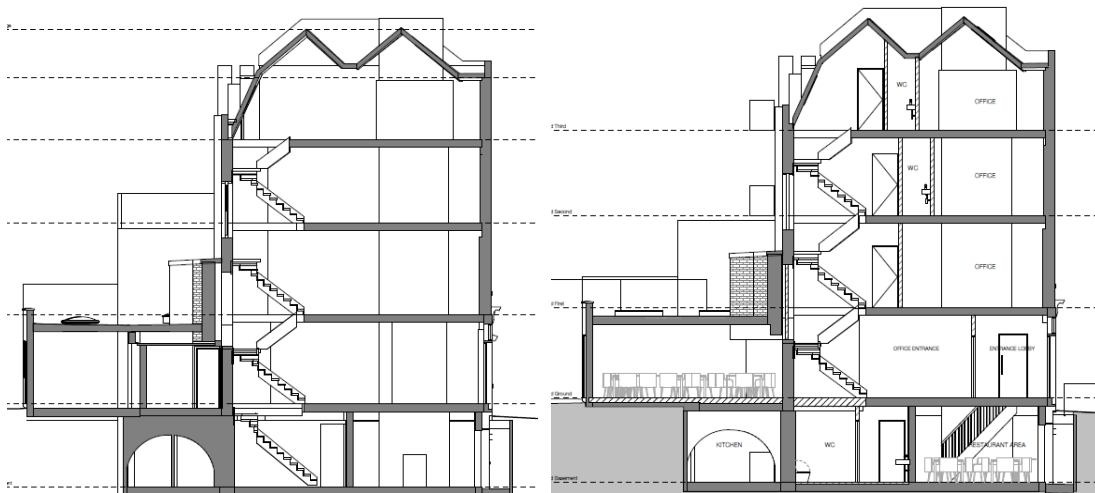
- 6.21. The Bloomsbury Conservation Area extends from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south; and from Tottenham Court Road in the west to King's Cross Road in the east. Development within the area occurred from the 17th century. The Conservation Area is characterised by planned residential streets in a grid like pattern, enclosed by mainly three and four storey development, which is interspersed by formal squares. The predominant type of buildings within the Conservation Area is terraced townhouses; there are also shops and public houses, some landmark buildings such as churches and cultural buildings, and a number of mansion blocks. Brick is the predominant building material within the area, and this is often complemented by different colours of brickwork, terracotta, stone and stucco render.
- 6.22. Sub area 7 of the Conservation Area, Museum Street/Great Russell Street, is characterised by a distinctive grain and street pattern, with tight streets containing small blocks of development. The predominant form of development is terraces, originally developed in the 17th century, and redeveloped in the 19th century. Buildings within the sub area usually have consistent widths, with two or three bays, and typically comprise three or four storeys with continuous parapet lines. Building materials are generally stock brick with rubbed brick and stucco detailing, with the mid-19th century terraces featuring stucco facing with classically influenced ornamentation. The north-south routes, including Coptic Street, are defined by a mix of shopping and residential uses. There are a variety of roof forms through the sub area, and many examples of later alterations to traditional roof forms.
- 6.23. 6 Coptic Street comprises four storeys with basement. It sits within a wider terrace of six properties comprising 5 to 10 Coptic Street. The building was constructed during the 19th century replacing development from the 17th century. It was originally built as a townhouse and later adapted for modern use. The building was subject to consequential enhancements during the 19th and 20th centuries including a single storey extension and projecting wing extension at the rear.
- 6.24. The principle elevation retains much of its original features, with the exception of unsympathetic windows at ground level. The front parapet sits below 7 to 10 Coptic Street, creating a differentiation in levels and visual variation to the street frontage of the wider terrace. The rear elevation is seen from more limited views (Stedham Place only). It consists of four storeys with a single extension at ground floor level and a projecting closet window at first floor level; and features a mix of traditional and more modern windows. The rear view of the building is dominated by the rear extensions to the adjoining property at 5 Coptic Street (ground and first/second floor levels), and also by the balconied elevation of Stedham Chambers to the north.
- 6.25. The significance of the building within the context of the Conservation Area can be summarised as follows:
- 6 Coptic Street makes a positive contribution to the Conservation Area.
 - The front of the building makes the most valuable/significant contribution to the Conservation Area as the majority of its original features are retained.
 - The rear of the building makes a lesser contribution to the Conservation Area. Overtime, there has been a loss of original form and appearance due to later alterations resulting in an informal arrangement. The rear of the building can be viewed from properties situated along Stedham Place only. Stedham Place is not open to the general public.
- 6.26. The proposals put forward minor alterations to the property to both enhance the existing front and rear elevation and created a better internal environment with regards to light for future users of the office space.

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6.27. The proposals seek to replace the current unsympathetic windows to both the front and rear elevations with traditional timber-framed sash windows. The application additionally seeks to replace the existing rooflights to the ground floor rear extension from raised rooflights to marginally larger flat rooflights. This combined with the proposals to increase the level of glazing to the contemporary rear elevation at ground floor level will create improved light levels for the proposed restaurant space (as demonstrated in the following images).



Above: Existing and Proposed Section



Above: Proposed 3D image

- 6.28. The proposals also seek the addition of two further conservation rooflights into the front elevation of the existing mansard to provide improved light into the office space at third floor level. The proposed rooflights are of small scale and are not raised from the roof. Furthermore views of the mansard roof are limited to occupiers of the residential flats opposite the site.
- 6.29. Due to the nature of the proposed conversion, the proposals also seek the addition of extract ducts from basement kitchen to run along the rear elevation to the north of the site on the boundary with 5 Coptic Street, obscured by the large rear extension of the neighbouring property up to first floor level and the sensitively running along the site boundary to extract at second floor level. The duct will be of a small scale and views of the the plant will be limited to the rear of the property. As such it is regarded that the introduction of the extract duct would not materially impact the wider conservation area.
- 6.30. Consequently, the proposed development will result in both heritage and amenity benefits, whilst continuing to preserve the character and appearance of the conservation area as a whole.

Amenity

- 6.31. Camden's policies CS5 and DP26 address the importance of protecting the amenity and quality of life of local communities.
- CS5 Managing the impact of growth and development states – protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.
 - DP26 Managing the impact of development on occupiers and neighbours states – 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. Consideration will be given to – visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels; noise and vibration levels; odour, fumes and dust; micro-climate; the inclusion of appropriate attenuation measures.
- 6.32. Draft Local Plan Policy A1 notes that the Council will seek to protect the quality of life of occupiers and neighbours by only granted permission for development that does not cause harm to amenity. The Council will do this by making sure the impact of developments on their occupiers and neighbours is fully considered, seek to ensure development contributes towards strong and successful communities by balancing the need of development with the needs and characteristics of local area sna communities and through requiring mitigation measurers where necessary.
- 6.33. The proposals do not seek to alter the scale or bulk of the property and as such, the proposals will have no impact on adjoining properties in terms of daylight/sunlight, sense of enclosure or overshadowing.

Privacy and overlooking

- 6.34. In terms of privacy and overlooking, the proposal will result in the addition of two rooflights to the mansard roof and increased glazing at ground floor level to the rear. It is not expected that the rooflights in the front elevations will impact on residential amenity. The enlarged rooflights and addition of further glazing to the rear will not materially increase any overlooking to that existing due to the location and building line of neighbouring properties, whilst the front mansard rooflights will face skyward and thereby not result in any material increase in overlooking or loss of privacy to neighbouring residential units.

Noise and Disturbance

- 6.35. The proposal is for the conversion of the basement and ground floor level plus sensitive alterations to the existing building. As part of this application an extract duct is proposed to the rear elevation. An Acoustic Assessment prepared by Applied Acoustic Design accompanies this application which confirms that consequent to the addition of noise mitigation measures, the proposed plant will achieve the noise planning requirements for the proposed hours of operation. Furthermore, an Acoustic Design Note prepared by Applied Acoustic Design accompanies this application which assesses the impact of the proposals on the remaining office space. This confirms that, whilst there is no Building regulation minimal level of acoustic performance for floors between commercial uses that a separating floor should provide a minimum of airborne sound insulation performance of $D_{nT,w} 58\text{dB}$. Methods of which to achieve this have been provided which the Applicant is happy to install.
- 6.36. The property has excellent public transport links and therefore it is not considered that there will be any material increase in the level of traffic in the area related to change of use.
- 6.37. As such, it is not anticipated that the proposal will result in amenity impacts in terms of noise or disturbance.

7. Conclusions

- 7.1. 6 Coptic Street is located within the Central London Area of the London Borough of Camden. The existing building is currently vacant, but has been most recently arranged for office (Class B1) use. Internally, the existing building is in a poor condition and requires significant investment to bring it to a habitable standard.
- 7.2. This planning application is being submitted to significantly enhance and improve the current state of the building whilst converting the basement and ground floors into restaurant (A3) use. The proposed development will provide valuable office space within a highly accessible location in addition to a restaurant in a mixed use area frequently occupied by residents, office works and tourists.
- 7.3. The current proposal has been developed in conjunction with HUT Architects and Applied Acoustic Design who have assessed the noise and disturbance implications of the proposal.
- 7.4. A thorough assessment of the proposed development has been carried out. On balance, it is concluded that the proposed development accords with the principles of the National Planning Policy Framework and Camden's Local Development Framework which includes Core Strategy, Development Management Policies, Planning Guidance and Conservation Area Appraisal.
- 7.5. It is important to note and give weight to the benefits that are brought forward by the proposal. As previously outlined, the application site is located within a sustainable area for both office and town centre uses. The provision of better quality office space is beneficial in that it ensures the long term use of the office floorspace within Camden, whilst also providing a ground floor active use which maintains job creation in the borough.
- 7.6. In addition, the proposed development will provide heritage benefits, in that it will replace existing unsympathetic windows with traditional timber sash sliding windows both on the front and rear elevations. This substantially enhances the appearance of the building and improves its contribution to the Conservation Area. Additionally, the proposals will preserve the character and appearance of the conservation area as a whole. This designated heritage asset will be conserved and its significance sustained.
- 7.7. An assessment of the proposals demonstrate that there will be not material impact in terms of amenity on neighbouring properties and the existing office use. The accompanying acoustic reports prepared by applied acoustic design conclude that the development will not cause impacts in terms of noise and disturbance.
- 7.8. As such, we see no reason why the planning application should not be granted.