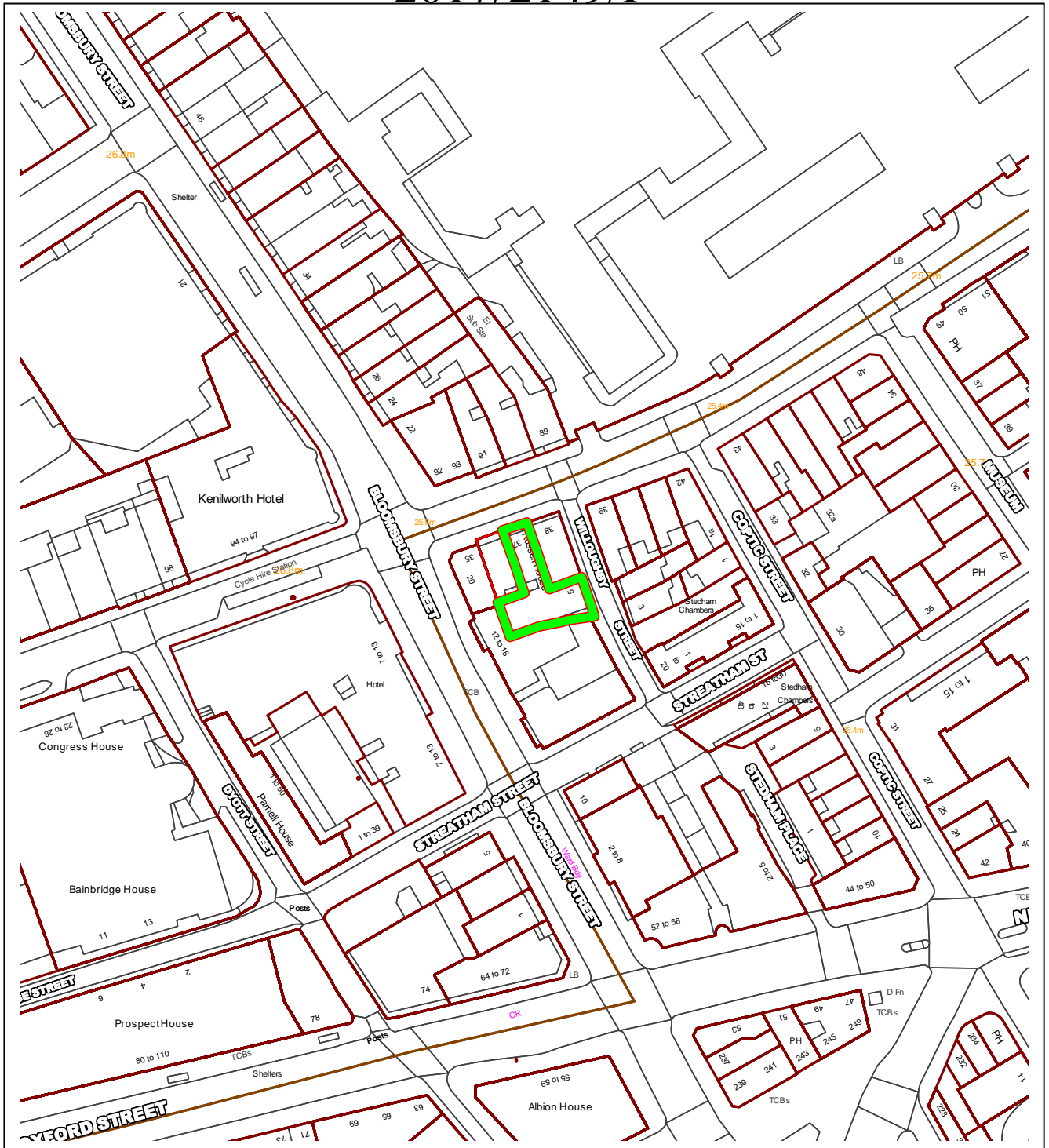


# 36 - 37 Great Russell Street WC1 2017/2149/P



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Front elevation



Rear view from Willoughby Street showing inset rear facade of application site



neighbouring flank walls at rear of site



View from upper level rear window of site

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>23/06/2017</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	1.6.17
<b>Officer</b>			<b>Application Number(s)</b>	
Charles Thuaire			2017/2149/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
36 - 37 Great Russell Street London WC1B 3PP			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>				
Erection of rear extensions at basement to 2nd floor levels to provide enlarged retail space at basement and ground floor (as approved on 23/08/2016 ref 2016/2795/P) and two new selfcontained 1 bedroom flats at first and second floors with associated new internal lift; provision of communal cycle and refuse stores at ground floor; conversion of two 1 bed flats to one 2 bedroom flat on third floor; retention of existing office use at part 1st and part 2nd floors; creation of new roof terrace at rear 1st floor; replacement of staircase hatch by larger one to existing main roof terrace; and associated external fenestration alterations.				
<b>Recommendation(s):</b>		Grant planning permission subject to S106		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	Site notice expires 31.5.17 and press advert expires 1.6.17- no response					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><u>South Bloomsbury Tenants and Residents Association</u> object- Proposed roof terrace is out of character, harms conservation area and listed buildings and causes overlooking to nearby residents; <i>Officer response- see paras 5.2, 6.3 below</i></p> <p>2 storey extension creates overbearing bulk and reduces views to residents, exacerbated by 1<sup>st</sup> floor roof terrace which will be used day and night and cause noise; <i>Officer response- see paras 5.1, 6.1 below</i></p> <p>lift overrun will be visible from street and British Museum opposite. <i>Officer response- see paras 6.3, 6.4 below</i></p> <p>Loss of B1 offices contrary to policy to retain business uses and encourage growth in Holborn area; area needs to retain existing mix of office sizes here. <i>Officer response- see para 3.1 below</i></p> <p><u>Bloomsbury CAAC</u>- no response</p>					

## Site Description

1.1 The site is located on the southern side of Great Russell Street and comprises a four storey building plus basement. Its rear yard projects past its neighbour at no.38 and behind 2 Willoughby Street to the side, so that the rear façade of the upper floors is visible from Willoughby Street. The ground and basement levels are retail (A1) use; the first and second floors consist of B1 floorspace (which is currently partly occupied); the third floor is residential and used as such since the 1980's (but currently vacant).

1.2 It lies within the Bloomsbury Conservation Area. The Conservation Area statement, for this particular site, notes that nos.35-38 are of a similar scale and materials with classically influenced detailing. The building is considered to be a positive contributor to the conservation area.

1.3 The site is also situated within the Central Activities Zone and an Archaeological Priority Area

## Relevant History

03/07/1985- 8500706 permission granted - Continued use of the third floor as offices.

23/08/2016- 2016/2795/P permission granted - Infill extension at basement and ground floor level to the rear (Class A1).

23/05/2016- 2016/0173/PRE advice issued - External façade alterations, two storey rear extension and alterations at roof level with a new terrace, to provide an additional 3 x flats within the building.

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2016

### Local Plan 2017

Policy G1 Delivery and location of growth

Policy H1 Maximising housing supply

Policy H4 Maximising the supply of affordable housing

Policy H6 Housing choice and mix

Policy H7 Large and small homes

Policy E2 Employment premises and sites

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Car-free development and limiting the availability of parking

Policy T4 Promoting the sustainable movement of goods and materials

### Camden Planning Guidance

CPG 1 – Design

CPG 2 – Housing

CPG 5 – Town centres, Retail and Employment

CPG 6 – Amenity

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

## Assessment

### 1. Proposal-

1.1 The application involves the following-

- erection of an infill rear extension at basement and ground floors to provide enlarged retail space (as previously approved on 23/08/2016 ref 2016/2795/P);
- erection of a rear extension at 1<sup>st</sup> and 2<sup>nd</sup> floors to provide 2 one bedroom flats, one with roof terrace at side 1<sup>st</sup> floor;
- conversion of 3<sup>rd</sup> floor from 2 one bed flats to 1 two bedroom flat, with access to existing roof terrace;
- internal alterations to provide separate lift access on all floors;
- retention of existing office use at part 1st and part 2nd floors;
- replacement staircase hatch and new lift overrun to existing main roof terrace
- associated external alterations to windows, etc.

1.2 It has been revised since to provide— new cycle and refuse stores at ground floor within retail space; revised size and layout of rear extension for 2 new flats; privacy fence for new roof terrace; revised height of lift overrun and corrected elevations to show this and roof terrace staircase hatch.

### 2. Issues-

2.1 The main issues to consider in this case are as follows: Principle of land use; Residential mix; Standard of residential accommodation; Design and conservation; Impact on the amenity of neighbours; Transport.

### 3. Land use policy-

3.1 The existing offices at upper 1<sup>st</sup> and 2<sup>nd</sup> floors will be retained although a small amount (approx. 5sqm) will be lost on each floor to accommodate a new lift for the new flats at the rear; The office rooms will be reconfigured in layout. The loss of floorspace is minimal and the new layout will continue to provide adequate and acceptable accommodation. 2 large rear windows at both floors will be reduced in size. A daylight report has been submitted to demonstrate that the internal daylight levels of the offices, following this reduction of window size, will continue to meet BRE minimum standards using the Average Daylight Factor (ADF) criteria. The retention of retail at ground and basement floors and its enhancement by the previously approved rear extension is welcomed. It should be emphasised that, contrary to comments made by the TRA above, there is no change of use proposed from offices to other uses on any floor here. The existing flats on the 3<sup>rd</sup> floor are lawful by virtue of being there for over 4 years and since the late 1980's.

3.2 The addition of new housing is supported by policy H1. The loss of 2 substandard one person flats and the proposed mix of 2x1 and 1x2 bedroom flats is acceptable and complies with policy H7.

3.3 Policy H4 on maximising affordable housing states that- 'We will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more'. In this case, the additional floorspace for new housing as revised, comprising both the new extension and the internal lift core, is 117sqm which will trigger this requirement. This figure is rounded down to 100sqm which, according to the sliding scale formula and figures used in CPG2 (2% of £2650 per sqm), means that £5300 is required as payment-in-lieu for affordable housing. This will be secured by a Section 106 clause.

### 4. Residential standards-

4.1 The new flats all meet national space standards; the one bed units are 53sqm each (min required is 51.5 sqm) and the 2 bed 4p unit is approx. 86sqm (min required is 72sqm). The daylight report submitted demonstrates that the internal daylight levels of the flats will meet BRE standards for habitable rooms using the ADF criteria. Both 1 bed flats are single aspect and northeast facing so will not receive any sunshine. However the outlook facing a street is reasonable, despite the backland infill location between 2 blocks. The new rooms will also be over 18m away from neighbouring premises opposite to maintain privacy. The 2 bed flat is dual aspect and has a very high level of amenity.

4.2 Accessible homes standards are not applicable to extensions nor can they be complied with here, due to constraints imposed by the existing building staircase and floor levels, which mean that the rear flats can be only part-way accessed by lift.

4.3 It is difficult to provide amenity space for all units, given the site constraints, but a terrace for the new 1<sup>st</sup> floor flat is possible on the roof of the ground floor rear extension. The existing roof terrace on the main roof will be retained and

remodelled.

#### 5. Neighbour amenity-

5.1 The rear extension is sited against 2 blank flank walls of adjoining properties and well set back from the side street frontage, so it will not result in any loss of light or outlook to neighbours to the side, rear or opposite. The new flat windows are over 18m away from the existing flats opposite in 2-4 Willoughby Street, thus will not affect privacy in accordance with CPG recommendations. The new balcony will have a privacy screen, details to be sought by condition, to ensure there is no further overlooking as this element will be only 16m away. Given the size of the terrace, its distance from flats opposite and the solid nature of the perimeter screen, it is unlikely to create any noise nuisance to neighbours. There will be no direct overlooking between flats and offices on the site itself.

5.2 The main building's roof terrace is existing and accessed by a narrow steep staircase hatch. This will be replaced by a proper staircase within a longer hatch to meet building regulations and to make the terrace more accessible. The parapets are high enough to not require additional perimeter enclosures. There will be no increase in overlooking from this retained terrace.

#### 6. Design and heritage-

6.1 The basement and ground floor infill is the same as previously approved last year and remains acceptable. The new 2 storey rear extension will be sited as a corner infill between 2 large blank walls of adjoining building and against part of the rear facade of the host building. It has been revised to reduce its apparent bulk so that it steps back to line up with the middle party wall line of this façade and appears essentially as a half width extension. It is also one storey below parapet height. It is considered that, in the context of this unusual rear corner site, the extension is appropriate in size, form, height and bulk. It remains essentially subservient to the host building by means of setbacks in elevation and plan form. It will be visible from Willoughby Street but well set back from the street and read against the bulk of the higher flank walls behind, so that it does not appear as an overly bulky or obtrusive addition in the streetscene.

6.2 The revised fenestration arrangements on the rear façade are acceptable and use matching window designs and materials. Likewise the new extension is acceptable in its use of matching details and materials.

6.3 The lift overrun will be set back from both front and rear and, as now revised, will be below the perimeter parapet heights, thus it will be not visible at all from the street due to sightlines. The remodelled staircase hatch will project further to the rear but will not be set any further forward or higher than the existing one, so that its increased bulk will have little or no visual impact on the streetscene and area.

6.4 The proposal is considered to preserve the character and appearance of the conservation area. It will have no impact on nearby listed buildings such as the British Museum. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### 7. Transport-

7.1 The new flats will all be car-free as the site is in a highly accessible location, in compliance with policy T2. This will be secured by a Section 106 clause. A cycle store for 4 cycles and a refuse store are now provided in the ground floor lobby area, details to be provided by condition.

7.2 Due to the constrained context of the site, with narrow streets and proximity to neighbours, it is recommended that a Construction Management Plan, plus a monitoring fee, be secured by S106 to control the construction impact of the works. Also a highway contribution will be needed to ensure any consequent damage to the public highway is repaired and funded by the developer.

#### 8. Recommendation-

8.1 Grant planning permission subject to S106 legal agreement requiring- payment-in-lieu for affordable housing (£5300), car-free flats, CMP, CMP monitoring fee, highway repairs contribution (estimate to be provided)

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> August 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



SF Planning Limited  
12 Royal Crescent  
Cheltenham  
GL50 3DA

Application Ref: **2017/2149/P**

10 August 2017

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**36 - 37 Great Russell Street  
London WC1B 3PP**

Proposal:

**DECISION**  
Erection of rear extensions at basement to 2nd floor levels to provide enlarged retail space at basement and ground floor (as approved on 23/08/2016 ref 2016/2795/P) and two new 1 bedroom flats at first and second floors with associated internal lift; provision of communal cycle and refuse stores at ground floor; conversion of two 1 bed flats to one 2 bedroom flat on third floor; retention of existing office use at part 1st and part 2nd floors; creation of new roof terrace at rear 1st floor; replacement of staircase hatch by larger one to existing main roof terrace; and associated external fenestration alterations

Drawing Nos: 98-001A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 110A, 122A; 00-101C, 102C, 103C, 104C, 105A, 106C, 110C, 120C, 121C, 122C; Daylight report dated June 2017 by BVP; Planning Design and Access Statement dated April 2017 by SFPlanning

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 98-001A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 110-P01, 122A; 00-101C, 102C, 103C, 104C, 105A, 106A, 110B, 120B, 121B, 122A; Daylight report dated June 2017 by BVP; Planning Design and Access Statement dated April 2017 by SFPlanning

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north and east sides prior to commencement of use of the 1<sup>st</sup> floor rear roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5 and A1 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £5850 (117sqm x £50) for the Mayor's CIL and £58,500 (117sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

**DRAFT**

Supporting Communities Directorate

**DECISION**