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Planning

On behalf of GMS Estates Ltd.

48 Fitzroy Street and 21-23 Grafton Mews

Planning and Listed Building Consent Application

Planning Statement

RJP: P6570

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1.0 Introduction

1.1 Summary

1.1.1 This Planning Statement has been prepared by Rolfe Judd Planning on behalf of GMS Estates Ltd. It should be read in conjunction with a Design and Access Statement, which includes a Heritage Statement, prepared by Emrys Architects. This statement accompanies the application for full planning permission and listed building consent for reconfiguration of No. 48 Fitzroy Street and Nos. 21-23 Grafton Mews, London, W1T 5BS.

1.1.2 The site comprises two linked buildings No. 48 Fitzroy Street and Nos. 21-23 Grafton Mews and is located within the administrative area of the London Borough of Camden. No. 48 Fitzroy Street is a four storey, with basement, Grade II Listed Building which comprises an office on the ground floor and basement and three residential units on the first, second and third floors.

1.1.3 It is linked via a corridor at basement and first floor level to No. 21-23 Grafton Mews. This three storey building, including a mansard roof and associated dormer windows, and comprises an office at ground and first floor and a two bedroom residential unit at second floor.

1.1.4 For the purposes of the planning application, the proposed development is described as follows:

“Internal reconfiguration involving the relocation of 1 x two bedroom residential unit (Class C3) from the second floor of No. 21-23 Grafton Mews to the ground floor and basement of No. 48 Fitzroy Street. Relocation of the office (Class B1(a)) from the ground floor and basement of No. 48 Fitzroy Street to Nos. 21-23 Grafton Mews. External elevational alterations to No. 21-23 Grafton Mews including continuation of brickwork to second floor to replace existing mansard roof and associated dormer windows”.

1.1.5 This Statement sets out the overall planning case in support of the proposed development, and cross refers to other supporting documents submitted with the application. The proposed development is considered to be well aligned with the policy objectives set out within the NPPF, the London Plan, the Camden Local Plan, Fitzrovia Area Action Plan and supplementary planning guidance and conservation area appraisals. There is considered to be a compelling planning justification to support the internal reconfiguration of No. 48 Fitzroy Street and Nos. 21-23 Grafton Mews and external elevational alterations of the latter. This is based on the following key points:

- No change to the overall number or mix of residential units is proposed as a result of this development. The proposal would merely involve the relocation of 1 x two bedroom residential unit from Nos. 21-23 Grafton Mews to No. 48 Fitzroy Street. There would be a net increase of 35.7sqm of residential floorspace overall as a result of the development, which is in line with Camden’s Local Plan Policies H1, H2 and H3.
- The relocated residential unit would significantly exceed the space standards required by the London Plan and Camden’s Housing CPD and would provide high quality accommodation for future occupiers with access to private external amenity space and bicycle storage where none exists presently.

- The proposal would return No. 48 Fitzroy Street back to its original historical use as a purely residential property, to the benefit of this Grade II listed building and in keeping with Camden's Local Plan Policy D1.
- The proposal would involve the relocation of office accommodation from the ground and first floor of No. 48 Fitzroy Street to a modern and high quality facility within Nos. 21-23 Grafton Mews. Overall there would be a net increase in 43.7 sqm of commercial floorspace, in line with Camden's Local Plan Policies E1 and E2.
- The proposal would involve external alterations to No. 21-23 Grafton Mews which would remove previous unsympathetic additions and enhance the visual appearance of the host building. This would improve its setting with the mews and wider Fitzroy Square Conservation Area, in line with Camden's Local Plan Policies D1 and D2.

1.1.6 On the above basis, the proposed development is considered to be in accordance with the objectives and aims of national, strategic and local policy.

1.2 Planning Statement

1.2.1 The purpose of this statement is to examine the planning issues raised by the current development proposals for the application site. In particular, this statement identifies and describes the key opportunities presented by the proposal in terms of increasing the level of residential and commercial floorspace and visual improvements to Nos. 21-23 Grafton Mews, to the benefit of both the host building and wider Fitzroy Square Conservation Area.

1.2.2 The statement also provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, the planning statement is structured as follows:

Section 1: Introduction

Section 2: The Application Site and Surrounding Area – sets the context the current proposal and provides a detailed description of the application site and its previous uses;

Section 3: The Proposal – describes the proposed development;

Section 4: Policy Context – summarises the planning policy relevant to this proposal at national, strategic and local levels;

Section 5: Planning Considerations – reviews the proposal in terms of the relevant policy context and other material considerations; and

Section 6: Conclusion

1.3 Supporting Application Documents

1.3.1 This planning statement should be read in conjunction with the following additional documents, which accompany the application namely:

- Planning Application Form – prepared by Rolfe Judd Planning
- Community Infrastructure Levy questions – prepared by Rolfe Judd Planning

- Plans and Elevations – prepared by Emrys Architects
- Design & Access Statement incorporating a Heritage Statement – prepared by Emrys Architects

2.0 The Application Site and Surrounding Area

2.1 Site Description & Location

2.1.1 The application site (see Figure 1 below) is located within the London Borough of Camden, to the north of Fitzroy Square, to the south of Marylebone Road (A501) and to the west of Tottenham Court Road (A400). The site has excellent access to public transport with Warren Street Underground Station (on the Victoria and Northern lines) within 3 minutes' walk; Euston Square Station Underground Station (on the Metropolitan, Circle and Hammersmith and City lines) within 7 minutes' walk; and London Euston train station within 10 minutes' walk. This is reflected in the Public Transport Accessibility Level (PTAL) of 6b, on a scale of 1-6b with 6b denoting the best access to public transport.

2.1.2 The application site comprises two linked properties, No. 48 Fitzroy Street and Nos. 21-23 Grafton Mews, both of which are located within the Fitzroy Square Conservation Area. The former building is a Grade II listed four storey mid terrace property with basement serviced by a lightwell, enclosed by metal railings. As is characteristic of properties along Fitzroy Street the building shares a number of notable characteristics adhering to classical architecture. It has a repeated pattern of vertically proportioned windows, the tallest being at first floor accentuating the piano nobile level. Openings diminish in size on successive upper floors, reflecting their lesser importance architecturally. No. 48 Fitzroy Street also has rubbed brick heads and plain stone cills and recessed sash windows sub-divided by slender glazing bars. The main doorway has a semi-circular arch with arched fanlight above accessed via a bridge across the existing lightwell.



Figure 1: Site location plan

2.1.3 Nos. 21-23 Grafton Mews is a three storey property located to the rear of No. 48 Fitzroy Street. Access to Grafton Mews is via Warren Street to the north and Grafton Way to the south. Originally designed as a mews building which was subservient to the main property, it was substantially altered in the 1970s. This redevelopment involved the construction of a mansard roof with five projecting dormer windows and removal of many of the original features. Nos. 21-23 Grafton Mews and No. 48 Fitzroy Square are linked via a corridor at first floor and basement levels.

2.2 Surrounding Area

2.2.1 The Fitzroy Square Conservation Area Appraisal describes the area as “a distinctive and consistent area of late 18th and early 19th century speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services. The buildings varied in size and status, with the grandest overlooking the central formal, landscaped square and the humblest located within the rear mews areas”.

2.2.2 The area retains a broad mix of residential uses, generally small-scale businesses and independent retail premises. There is significant amount of residential accommodation on the upper floors of buildings which contributes to the levels of activity and sense of community within the area. The mix of uses is also notable within buildings which contain several small-scale uses.

2.2.3 Fitzroy Square itself lies to the south of the site and forms the principle focus of the area and has a strong, unifying effect. It is a well-proportioned space, enclosed by fine terraces of originally unified composition, with a circular central garden. Originally designed as single family dwellinghouses, a number of buildings within the square are now in use for commercial purposes or providing consular services for foreign embassies.

2.2.4 Properties along Fitzroy Street are less grand than their counterparts within the square and are similar in appearance to No. 48. They are generally four storeys in height with additional basement level with either their original brickwork visible or subsequently rendered. A number of the properties appear to have commercial premises on the lower floors with residential units above although some properties appear to be solely in residential use.

2.2.5 The mews has become a particular focus for commercial activity as the pattern of occupation changed from ancillary service quarters for the larger houses to workshops and commercial premises. Few of the original two-storey mews properties remain. These have been replaced by a combination of three-storey warehouses and workshops built during the 19th and 20th centuries, which are characterised by large windows, hoists and loading doors on upper floors. Later 20th century developments comprise a combination of mews houses and offices.

2.3 Relevant Planning History

2.3.1 Below we outline the site’s planning history which is of most relevance to this application.

2.3.2 On 2nd October 1973 under planning ref: 16766 a certificate of lawfulness (or equivalent) was granted “for (use of) 48 Fitzroy Street as offices of second-hand car dealers on basement, ground and first floors with residential on second and third floors and at 21 Grafton Mews, garage/motor showrooms on ground floor and studio/offices of second-hand

car dealers on the first floor was on 25th September 1973 established within the meaning of Section 94 of the Town and Country Planning Act 1971”.

- 2.3.3 On 14th June 1975 under planning ref:18091 planning permission was granted for the change of use of the first and third floors to two self-contained flats at 48 Fitzroy Square including works of conversion, and alterations to front elevation; and redevelopment of 21-23 Grafton Mews by the erection of a building to comprise basement garages and offices, ground floor offices and first floor residential flat.
- 2.3.4 On 11th April 1975 under planning ref: HB924 listed building consent was granted for the modernisation and conversion of the interior of 48 Fitzroy Street, with alteration of the front elevation at ground floor level to reinstate windows similar to the original.

3.0 The Proposal

- 3.1.1 This proposal seeks to reconfigure No. 48 Fitzroy Street and Nos. 21-23 Grafton Mews. This would involve the relocation of an existing two bedroom residential unit from the second floor of Nos. 21-23 Grafton Mews to the ground floor and basement of No. 48 Fitzroy Street.
- 3.1.2 In return the existing offices located within the ground floor and basement level of No. 48 Fitzroy Street would be relocated to Nos. 21-23 Grafton Mews. Elevational alterations are proposed to this building which would involve the removal of the existing second floor mansard roof and associated dormer windows, and continuation of the brickwork to create a second floor element which is level with the floors below. It is also proposed to vary the size and shape of the window openings, with no increase in the overall number of windows proposed. The proposal would also involve the addition of timber panels and shutters on the façade facing Grafton Mews both for security purposes and to better reflect the commercial aesthetic of the mews.
- 3.1.3 Internal alterations would sever both properties with the residential units accessed directly via No. 48 Fitzroy Street and the commercial units accessed via a separate entrance on Grafton Mews. No changes are proposed to the existing residential units on the first, second and third floors of No. 48 Fitzroy Street.
- 3.1.4 The relocated residential unit would be split over two levels with sleeping accommodation on the ground floor and an open plan kitchen/living/dining room within the basement level which would lead to private amenity space in the form of a courtyard. The residential unit would have a gross internal area of 101 sqm and would also have parking for two bicycles within the existing vault which lies under the footpath on Fitzroy Street. The unit would be primarily accessed via a shared hallway within the main building on No. 48 Fitzroy Street although emergency access can also be obtained via external steps leading directly from street level via the lightwell to the front of the property.
- 3.1.5 The reconfigured commercial unit to the rear would provide a bicycle store capable of accommodating 10 bicycles accessed directly via Grafton Mews. Level access to the property would also be provided to enable access by wheelchair users.
- 3.1.6 In total there would be a net increase in 11.8 sqm of floorspace when compared to the existing arrangements. Rationalisation of the internal spaces including reduction in the underutilised common parts including corridors and hallways would enable a net increase of 35.7sqm of residential floorspace and 43.7 sqm of commercial floorspace within the two buildings.

4.0 Relevant Planning Policies

4.1 Introduction

4.1.1 We summarise below the core planning policy context considered to be directly relevant to the current development proposals. This consists of the National Planning Policy Framework and the development plan for the site comprising the London Plan (2016), the recently adopted Local Plan (July 2017), Area Action Plan for Fitzrovia (March 2014) and Camden Site Allocations (September 2013). The Council also have a range of adopted Planning Guidance Documents and Conservation Area Appraisals and Management Strategies, which provide advice and information on the interpretation and implementation of local policies.

4.1.2 This comprises three levels of adopted policy and guidance at national, regional and local levels. This Planning Statement refers to policy requirements within each section of the detailed planning considerations where they are relevant. Within Section 5.0 is an assessment of the development proposal against these planning policies.

4.2 National Planning Policy Framework

4.2.1 The National Planning Policy Framework (NPPF) was adopted in March 2012 and sets out the Governments planning policies for England. The NPPF supersedes the myriad of Planning Policy Statements (PPS) and Guidance (PPG) documents. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF recognises that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles, which are mutually dependent and should not be undertaken in isolation:

- 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 coordinating development requirements, including the provision of infrastructure;
- 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 supports 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.

4.2.2 The NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as peoples quality of life, including:

- Making it easier for jobs to be created in cities towns and villages;
- Replacing poor design with better design;

- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

4.2.3 In relation to the delivery of sustainable development, paragraphs 18 to 21 of the NPPF state that the planning system should encourage rather than act as an impediment to sustainable growth. In promoting sustainable transport, paragraph 30 states that local authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

4.2.4 Paragraphs 22 ad 51 of the NPPF provide support for the conversion of vacant commercial buildings to alternative uses where there are market signals why such a change of use should take place and, in the case of residential use, there is an identified need for additional housing in the area. Paragraph 47 states that local planning authorities should seek “to boost significantly the supply of housing”.

4.2.5 Paragraph 60 of the NPPF states that Local Authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

4.2.6 Section 7 of the NPPF states that planning policies should ensure that developments: function well and add to the quality of the area; establish a strong sense of place; optimise the potential of sites to accommodate development; respond to local character and history, whilst not preventing or discouraging appropriate innovation; create safe and accessible environments; and are visually attractive as a result of good architecture. Added to this, paragraph 63 makes it clear that in determining applications “great weight should be given to outstanding or innovative design”.

4.2.7 Given the listed nature of the No. 48 Fitzroy Street paragraph 134 is also of relevance. It states where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset; this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.3 The London Plan 2016

4.3.1 The current London Plan was adopted in 2016; superseding earlier versions in 2004, 2008, 2011, 2013 and 2015; and provides strategic planning policy and guidance for development within London for the next 20-25 years The policies and guidance within the London Plan are consistent with the thrust of the policies within the national planning guidance. Of particular relevance to the current application are the following policies:

- Policy 2.10 Central Activities Zone – Strategic Priorities
- Policy 2.11 Central Activities Zone – Strategic Functions
- Policy 3.3: Increasing Housing Supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8: Housing Choice

- Policy 3.9: Mixed and balanced communities
- Policy 4.1 Developing London's economy
- Policy 4.2 Offices
- Policy 4.3 Mixed use development and offices
- Policy 5.3: Sustainable Design and Construction
- Policy 6.9 Cycling
- Policy 7.2: An inclusive environment
- Policy 7.3: Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration

4.3.2 Also of relevance is the Mayor of London's Housing Supplementary Planning Guidance (SPG) which was published in March 2016 following publication of the Further Alterations the London Plan (FALP) and the Minor Alterations to the London Plan (MALP). It provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.

4.4 The Local Plan

4.4.1 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031. The following policies are considered to have particular relevance to this proposal:

- Policy H1 Maximising housing supply
- Policy H2 Maximising the supply of self-contained housing from mixed use schemes
- Policy H3 Protecting existing homes
- Policy H4 Maximising the supply of affordable housing

- Policy H6 Housing choice and mix
- Policy H7 Large and small homes
- Policy E1 Economic development
- 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 Parking and car free development

4.5 Fitzrovia Area Action Plan

4.5.1 The Fitzrovia Area Action Plan (AAP) was adopted in March 2014 and its purpose is to help to shape the future of Fitzrovia and the western part of Bloomsbury. It seeks to support sustainable growth of a realistic level and secure the most efficient and effective use of land, while maintaining what makes the area attractive as a place to live, work and visit.

4.5.2 The proposed site is identified as being within the Fitzroy Square character area and also within a strategic viewing corridor. Part 4 of the AAP sets out land use principles which are aimed at managing the activities in the area to achieve the vision and objectives of the Plan. The following principles are of particular relevance to the proposal:

- Principle 1: Housing and affordable housing
- Principle 4: Small and medium enterprises
- Principle 9: Residential amenity
- Principle 10: Sustainability and local energy networks

4.5.3 The proposed site is identified as being within the Fitzroy Square character area and also within a strategic viewing corridor. With regards to the area around Fitzroy Square the AAP states “Conway Street, Fitzroy Street and Grafton Way lead off Fitzroy Square. They are relatively narrow streets, enclosed by largely four-storey terraces in predominantly residential use with some offices. They retain much of their original character and have significant consistency in terms of the architectural treatment of the terraces. Where there are later 19th and 20th century insertions, their scale complements the original terraces”.

4.5.4 With regards to Grafton Mews the AAP states “the mews drop down in scale and contain a variety of small scale commercial uses, some rear garaging, warehousing and conversions to residential use”.

4.6 Camden Planning Guidance

4.6.1 Although not part of the Development Plan, Camden’s Planning Guidance (CPG) documents explain and expand on planning policies of the now superseded Core strategy and Development Policies. These documents are currently being updated now that the Camden Local Plan has been adopted. Nevertheless, the following CPG’s have been taken into consideration in the design of this application:

- CPG 1 Design
- CPG 2 Housing
- CPG 3 Sustainability
- CPG 5 Town centres, retail and employment
- CPG 6 Amenity
- CPG 7 Transport

4.6.2 In addition, the Council produces Conservation Area Appraisals and Management Strategies to provide guidance on the types of alterations and developments that are acceptable within designated conservations areas. Of relevance to the proposed development is the following document:

- Fitzroy Square Conservation Area Appraisal and Management Strategy (adopted in 16 March 2010)

5.0 Planning Considerations

5.1 Land Use

- 5.1.1 The existing building currently comprises three residential units (2 x one bedroom and 1 x two bedroom) on the first, second and third floors of No. 48 Fitzroy Street and one residential unit (1 x two bedroom) on the second floor of Nos. 21-23 Grafton Mews. This equates to 209.9 sqm of residential floorspace within both buildings. At present the existing building contains 91.4 sqm of (Class B1a) office floorspace within the ground floor and basement of 48 Fitzroy Street and 176.8 sqm of office floorspace within the ground and first floors of 21-23 Grafton Mews.
- 5.1.2 The proposal would involve the relocation of the second floor residential unit from 21-23 Grafton Mews to the ground floor and basement of 48 Fitzroy Street. In turn the office accommodation which currently occupies the ground floor and basement of 48 Fitzroy Street would be relocated to Grafton Mews. The proposal would result in a net increase of 35.7sqm of residential floorspace, with no change in overall unit numbers or mix, and a net increase of 43.7 sqm of commercial floorspace. The reconfiguration and internal improvements would reduce the under-utilised communal circulation space from 94.2 sqm to 26.8sqm.
- 5.1.3 At present the existing buildings are poorly configured with the residential and commercial units sharing an entrance core in both the 48 Fitzroy Street and 21-23 Grafton Mews buildings. This is not practical or desirable situation for either the commercial or residential tenants. Both buildings are currently linked via a hallway at first floor and basement levels and passage between both buildings is somewhat convoluted. Individuals are required to descend a flight of steps within 48 Fitzroy Street, travel along a narrow hallway, then ascend steps to reach 21-23 Grafton Mews.
- 5.1.4 In comparison the proposal would create a clear delineation between the two buildings. 48 Fitzroy Street would be returned to its original function as a purely residential building. Residents would enter via a single entrance core, which would solely serve the residential units. To the rear of 48 Fitzroy Street, 21-23 Grafton Mews would provide modern and high quality office accommodation for future occupants. This would be accessed directly via Grafton Mews and thus would result in clear separate entrances for the residential and commercial elements of the scheme.
- 5.1.5 The proposal would result in an increase in residential floorspace of some 35.7sqm, in line with the requirements of Policy H3 of the Local Plan which seeks to protect existing homes. The proposal would maintain the current number of residential units at the site, with no change to the unit mix proposed. In addition, the relocated residential unit is considered to be of better quality and would appeal to a wider variety of individuals, couples and small families than that which it replaces.
- 5.1.6 The proposal would also result in an increase in employment floorspace of 43.7sqm (GIA) which is in keeping with the requirements of Policy E1 (Economic Development) of the Local Plan which seeks to maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources.

- 5.1.7 As stated above there would be an increase of 43.7sqm of commercial floorspace as a result of the proposed development. Not only would a greater amount of employment floorspace be provided but this floorspace would be of a higher quality than the existing offices. The new office accommodation has been specifically designed to meet modern standards, with level access provided to the ground floor, and would appeal to a wider range of businesses than the existing office premises.
- 5.1.8 The proposal is considered to comply with the Council's planning policies with regards to land use. The proposal would retain the existing number of residential units on site with no change in the unit mix. Overall the residential floorspace would be increased which is in keeping with the requirements of Policies H1, H2 and H3. The proposal would also provide high quality employment floorspace within Grafton Mews. This would result in a net increase in employment floorspace as required by Policy E1 and E2.

5.2 Heritage and Design

- 5.2.1 No. 48 Fitzroy Street is a Grade II listed building while both properties are located within the Fitzroy Square Conservation Area. The listing for No. 48 Fitzroy Street (which also pertains to Nos. 46 and 50) states:

"3 terraced houses. Late C18. Multi-coloured stock brick, No.46 tuck pointed. Nos 46 & 48 with plain stucco 1st floor sill band. 4 storeys and basements. 3 windows each. No.46 projecting. Round-arched doorways with stucco keystones and impost blocks, pilaster-jambs (No.46 with side lights), cornice-heads, fanlights and panelled doors. Gauged brick (No.46 reddened) flat arches to recessed sash windows, most with glazing bars. Nos 46 & 48 with wrought-iron balconies to 1st floor windows; No.50 with continuous cast-iron balcony. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas".

- 5.2.2 As such, it is evident that the exterior of the building is of primary importance from a heritage perspective. As outlined within the accompanying Design and Access Statement, as a result of the use of 48 Fitzroy Street as an office and associated physical interventions throughout the years, many of the original features have been removed or concealed. Within the basement suspended ceilings have been added to the basement, the original stair has been removed, chimneys have been blocked up, original partitions have been removed, new partitions have been added and carpets have been added. On the ground floor internal partitions have been added, existing doors have been removed and replaced, adhesive stickers and wallpaper have been applied to the walls.
- 5.2.3 The proposal would restore 48 Fitzroy Street back into its original residential use whilst preserving as many of the original features of the property as possible. No alterations to the exterior of the property, which is the main feature of architectural and historic importance, are proposed.
- 5.2.4 No. 21-23 Grafton Mews was re-purposed and re-built in the 1970s and as is considered to have minimal architectural and historical importance. It contains office accommodation on the ground and first floors with a residential unit on the first floor, all of which are in poor condition and are in need of significant refurbishment.
- 5.2.5 The proposal would involve sensitive alterations to the exterior of 21-23 Grafton Mews including the removal of an unsympathetic mansard roof which is an alien feature within the mews at present. The proposal would involve an extension of the brickwork to create second floor which will be flush with the floors below. Elevational alterations are

also proposed including changes to the shape and size of the existing windows which are designed to make the exterior of the building more in keeping with its mews setting.

- 5.2.6 The proposal is considered to preserve and enhance the Grade II listed No. 48 Fitzroy Street and would cause less than substantial harm to this designated heritage asset, in line with Policies D1 and D2 and the NPPF. The proposed external alterations to No. 21-23 Grafton Mews are considered to better reflect the appearance and character of the mews to the wider benefit of the Fitzroy Square Conservation Area, as required by Policies D1 and D2.

5.3 Residential Amenity

Amenities of future occupants

- 5.3.1 The first, second and third floors of 48 Fitzroy Street will be unchanged by the proposal and as such this section will focus solely on the quality of accommodation to be provided within the relocated unit. The proposed residential unit within the upper and lower ground floor of 48 Fitzroy Street has been designed to accord with the residential development standards outlined within the Council's Housing CPG and Mayor's Housing SPG.
- 5.3.2 The relocated unit would be self-contained and would be sited within the ground floor and basement of 48 Fitzroy Street. This two bedroom 3 person unit would have a gross internal area of 101sqm which would significantly exceed the requirements of Camden's Housing CPG, which is 48 sqm for a 2 bedroom unit, and London Plan Policy 3.5, which is 70sqm for a two storey dwelling.
- 5.3.3 As is popular within modern developments an open plan kitchen/living room/dining room will be provided within the basement. The Council's Housing SPG allows for such arrangements where there is sufficient floor area to allow for the greater range of activities that will take place in them. The proposed living accommodation is generously apportioned, avoiding load bearing walls (as advocated by the Housing CPG) giving the required flexibility to use the space for multiple functions. A hallway is provided at first floor level so that access to the living accommodation can be provided without passing through another habitable room.
- 5.3.4 As required by Camden's Housing CPG all habitable rooms will have a minimum headroom of 2.3m with the basement having a floor to ceiling height of 2.3m and the first floor having a height of 3.1m.
- 5.3.5 As outlined above the proposal would involve the relocation of an existing two bedroom unit from the second floor of 21-23 Grafton Mews to the ground floor and basement of 48 Fitzroy Street. The existing flat does not have access to private amenity space, however, to provide high quality accommodation amenity space will be provided for future occupants of the relocated flat in the form of an open courtyard. This courtyard will be circa 16.6 sqm, significantly exceeding London Plan requirements of 6sqm for a 2 bedroom 3 person flat. To prevent overlooking into this private amenity space, the windows in the rear and side elevations of No. 21-23 Grafton Mews will be obscure glazed thus ensuring privacy for the future occupants of the residential unit.
- 5.3.6 The relocated flat would be situated over two levels with the living/kitchen/dining room in the basement and sleeping accommodation on the first floor. The living/kitchen/dining room is proposed to be dual aspect with a large south west facing window facing onto a lightwell in Fitzroy Street and a bay window in the rear elevation providing additional

daylight to the basement level. As required by Camden's Housing SPG the basement would be provided with external windows with an area of at least 1/10th of the floor area of the room, ensuring that sufficient daylight and sunlight will be received within the relocated residential unit.

- 5.3.7 As such it is considered that the relocated residential unit would provide satisfactory accommodation for future residents in line with the requirements of both Camden Housing CDP and the Mayor's Housing SPG.

Residential Amenity of Adjoining Dwellings

- 5.3.8 No. 48 Fitzroy Street is already predominately in use as for residential purposes while Nos. 21-23 Grafton Mews is also primarily in use as an office. The proposal will consolidate the existing uses within these buildings so that 48 Fitzroy Street will be purely residential, in line with its original use, with 21-23 Grafton Mews purely commercial, as is typical for mew buildings within the area. The reconfiguration of the uses is not considered to impact on the residential amenities of adjoining properties.

- 5.3.9 The external alterations proposed to Nos. 21-23 Grafton Mews are minor in nature and are not considered to result in an unacceptable loss of daylight or sunlight for adjoining properties.

- 5.3.10 No windows are proposed within the flank elevations of Nos. 21-23 Grafton Mews and as such no additional loss of privacy or sense of overlooking will occur as a result of the proposal.

- 5.3.11 The proposed amendments to No. 21-23 Grafton Mews are considered to have been sensitively designed and are not considered to impact detrimentally upon the residential amenities of adjoining properties.

Below threshold for Affordable Housing

- 5.3.12 Policy H4 requires affordable housing to be provided on developments that provide one or more additional homes and involve a total additional to residential floorspace of 100sqm GIA or more.

- 5.3.13 In this instance no net increase in residential units will be provided, merely one residential unit will be relocated from the second floor of 21-23 Grafton Mews to the ground floor and basement of 48 Fitzroy Street. While new residential floorspace will be created as a result of the proposal, this will equate to 35.7sqm (GIA), well below the 100sqm (GIA) threshold set by Policy H4.

- 5.3.14 As such the proposed development falls below the requirements of Policy H4 with the result that no affordable housing is required to be provided in this instance.

5.4 Transport and Highways

- 5.4.1 The number of residential units will remain unchanged by the proposal as it would merely involve the relocation of 1 x two bedroom unit from 21-23 Grafton Mews to 48 Fitzroy Street. Existing rights with regards to on-street car parking will remain unchanged. However, to encourage sustainable modes of transport two cycle parking spaces are proposed to service the relocated residential unit.

- 5.4.2 No cycle storage is provided for the existing office accommodation; however, the proposed internal alterations to Nos. 21-23 Grafton Mews will provide a bike store which can accommodate 10 bicycles. Existing rights with regards to on-street car parking for the existing business use will also remain unchanged.
- 5.4.3 In light of the above, the proposal is considered to result in an improvement with regards to transport and highways when compared to the existing situation.

6.0 Conclusion

- 6.1.1 The NPPF encourages developers and planning authorities to respond positively to opportunities for growth and to make effective use of land. The proposal represents an important opportunity to deliver a more efficient and attractive form of development.
- 6.1.2 The proposal would involve the internal reconfiguration of No. 48 Fitzroy Street and Nos. 21-23 Grafton Mews which would reduce the level of under-utilised communal spaces and result in a net increase in residential and office floorspace, in line with the Council's planning policies pertaining to housing and economic development.
- 6.1.3 The proposal has been carefully considered to ensure that it generates high quality residential accommodation with a unit size and amenity space provision that is well in excess of the London Plan requirements. It has also been demonstrated in this statement how the scheme will not cause any adverse impact on the residential amenity of adjoining properties.
- 6.1.4 The proposed amendments to No. 48 Fitzroy Street are considered to be sympathetic to the Grade II listed heritage asset and would return the building back into its original use as residential.
- 6.1.5 The reconfiguration of Nos. 21-23 Grafton Mews would result in the creation of high quality office accommodation which meets the needs of modern businesses. Level access would be provided for wheelchair users and all commercial uses would be accessed via Grafton Mews rather than sharing an entrance core with residential properties.
- 6.1.6 The external alterations proposed to Nos. 21-23 Grafton Mews are considered to significantly improve the visual appearance of this property. It would remove the unsympathetic mansard roof and replace this with a second floor which is flush with the levels below. This is considered to be more in keeping with its setting with the mews, to the benefit of the wider Fitzroy Square Conservation Area.
- 6.1.7 The proposed development is therefore considered to be well aligned with the policy objectives set out within the NPPF, the London Plan, the Camden Local Plan and Fitzrovia Area Action Plan. It will provide a positive addition to the built environment whilst respecting the visual and historical importance of the listed building and wider Fitzroy Square Conservation Area. It would result in an increase in residential and commercial floorspace in line with planning policy. As such it is respectfully requested that planning and listed building consent be granted.

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