

Members Panel

Susan Foster

Officer:

Sue Cooke

Application Number :

PS9905012R1

LS9905011R1

Address:

23/24 Great James Street

Proposal:

a) Planning permission for an extension to the existing fourth floor to form a one bedroom flat

b) Listed building consent for a roof extension and external alterations.

Drawing Numbers:

9938/01, 02, 03, 04, 05A, 06, 07

RECOMMENDATION SUMMARY: Grant Planning Permission
Grant Listed Building Consent (conditions)

OFFICER REPORT:

1. SITE

1.1 The site is part of a terrace of early 18th century listed buildings within the Bloomsbury Conservation Area. 23-25 have been completely rebuilt following bomb damage and are listed in grade 2. No. 26 has an original front elevation and is listed in grade 2 * .

2. PROPOSAL

(a) Construction of a mansard roof style extension to existing fourth floor to form an additional one bedroom flat

~~(b) External alterations in connection with the extension at fourth floor level.~~

3. RELEVANT HISTORY

3.1 The properties were originally built as single family residences but have been completely rebuilt following bomb damage. Only the front elevation of 26 survives
23-24 Great James Street is presently in use as offices
25-26 comprises redundant office space on lower ground floor and existing flats on ground, first, second and third floors.

3.2 Planning permission and Listed building consent granted for the change of use and conversion to form 9 flats in August

1999. Works have started on site. There are 8 flats already in the building, Making a total of 17 flats.

4. RELEVANT POLICIES

Borough Plan Policies

UD3 - Design

UD15 - Alterations to listed buildings.

Draft UDP Policies

EN33 Conservation Areas: character and appearance.

EN47 Restoration of Listed Buildings.

EN43 Preservation of listed buildings.

EN45 Use of listed buildings.

EN47 Restoration of listed buildings.

EN51 Alterations to Existing Buildings

HG22 Housing mix

TR17 + TR16 Parking standards for Residential Developments

5. CONSULTATIONS

- 5.1 11 adjoining occupiers were consulted. 2 letters of objections were received from adjoining residents. The letters raise concerns about the loss of a rooftop terrace, together with the loss of an existing fire escape and the intensification of the residential use in the building.
- 5.2 Site notice: No response.
- 5.3 Press advert: No response.
- 5.4 Bloomsbury Conservation Area Advisory Committee have not objected.
- 5.5 English Heritage have been consulted and have confirmed by letter that they do not object to the extension. *Conditional Discharge in respect of the revised scheme awaited.*

6. ASSESSMENT

- 6.1 The proposal involves the erection of a mansard roof extension on an existing flat roof terrace at 25 Great James Street. The resident of a flat on the third floor has objected to the loss of a fire escape which currently exists at fourth floor level. Building Control have advised that there is no requirement for a fire escape at third floor level. There is a requirement for an alternative means of escape for the flats on the fourth floor and this is being accommodated within the fourth floor flats.
- 6.2 The proposed roof extension creates an additional one bedroom flat. It complies with the housing policies of the Borough Plan and UDP in that it increases the quantity of housing within the central area. The proposed flat complies with room sizes and layouts as set out in the standards of the UDP Supplementary Guidance.

6.3 The additional flat is a one bedroom unit which does not comply with the housing mix policies within the deposit draft of the UDP, in terms of the number of family units within the scheme. The addition of a further one bed unit raises the number of one bed units to 5, which means that one bed units now predominate in the scheme. There are only 4 x 3 bed units in the approved scheme and only 1x 2 bed. However given, that the approved scheme has started on site and is in the process of being implemented, It is not considered that the Council could object to the additional unit on housing mix grounds in this case.

6.4 **Listed building /Conservation Area issues.**

There are existing mansard roof extensions at 23 and 24 Great James Street. The proposed mansard is a traditional design and is detailed to match the existing mansard on the adjoining property, with a single dormer window in the centre at the front. It also contains french doors at the side, leading onto an adjoining roof terrace, but these are not visible from the street.

The proposed roof extension is considered acceptable in both listed building and conservation area terms.

6.5 **Parking**

Great James Street is a controlled parking zone. This scheme does not contain any on site car parking and the area is one of parking stress. However as the existing occupants of the buildings are not subject to a car free agreement, It is considered that imposing such an agreement on the new residents and the subsequent enforcement of such an agreement would be very difficult. In the circumstances it is considered that an exception to UDP parking standards is appropriate in this case.

Recommendation:

1 Grant Planning Permission

2 Grant Listed Building Consent (Conditions)

subject to the conditions imposed by English Heritage