

CB/CC/P6601
11th October 2017

Planning Department
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Planning Portal Reference: PP-06452010

Dear Sirs,

47-49 Goodge Street, London, W1T 1TD

Planning Application for a lateral conversion to link both properties at first, second and third floor level to create office (Class B1) floorspace at first floor and residential (Class C3) use on the second and third floors. Infill of ground floor rear lightwell to provide retail (Class A1) floorspace. External alterations to both shopfronts and installation of timber sash windows at front and rear of both properties (Resubmission).

On behalf of our client Shaftesbury CL Ltd, we write in support of an application for the above proposal. This application is a resubmission within 12 months of a previously withdrawn scheme of the same description and for the same applicant and therefore no requisite fee is required.

In order to assist with your consideration of this application the following information has been submitted to the Council via the Planning Portal:

- Site Location Plan
- Existing and Proposed Drawings, prepared by Freeson & Tee
- Design & Access Statement, within this Statement.
- Daylight/Sunlight Report, prepared by Schroeders Begg
- Marketing Assessment Letter, prepared by Farebrother
- Completed CIL Form

Site Location and Description

The application properties comprise two neighbouring 4-storey terraced buildings (with basements) on the south side of Goodge Street. No. 47 consists of a retail use (Class A1) at ground and basement with ad hoc storage/ office space on the upper three floors. Planning permission (2014/0456/P) was granted on 14th January 2015 for a change of use from storage to residential (Class C3) use at first, second and third floor, use of rear roof as a terrace and installation of a new door to ground floor shopfront. The scheme proposed 1 x 2 bed flats and 1 x studio flat. The permission has not yet been implemented and remains extant.

No 49 comprises retail use at ground floor with office use (Class B1) at basement level and across the upper floors.

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The properties have become dated externally with poor quality fenestration on the front and rear elevation. The shopfront to 47 Goodge Street is a recent replacement however 49 Goodge Street is a contemporary glazed shopfront not in-keeping with the street scape.

The upper floors of each property are currently accessed via private entrances which front onto Goodge Street and form part of each shopfront. The surrounding area is a mix of commercial at ground floor and office/ residential uses on the upper floors.

Neither property is listed but both are within the Charlotte Street Conservation Area.

Pre-Application Advice and History

A pre-application meeting was held with a Camden Planning Officer on 5th December 2016 to present initial redevelopment proposal. A formal response was received on 12th December 2016 which confirmed;

- No. 47: The change of use from storage to residential use has been recently permitted and remains extant. Subject to the quality and mix of residential units provided, this element could be considered acceptable.
- Nos. 47 & 49: The majority of the terrace remains unimpaired by roof extensions save for historic permissions at 51 and 53. The loss of the roof profiles in addition to the pattern of development along this terrace suggest a roof extension, irrespective of its form would be contrary to policy and resisted if submitted as part of a planning application. This is an objection to the principal of a mansard extension, irrespective of its detailed design.
- No. 47 or 49: The erection of a rear extension at first floor level would be resisted, given the lack of a pattern of similar developments. Concerns would also be raised in regards to the impact upon adjacent residential amenity. The above buildings are noted as positive contributors and as such their alteration would be discouraged due to the impact upon the Conservation Area.

Following the advice, a planning application was submitted in March 2017 (2017/1628/P) which addressed the pre-application advice and omitted the roof alterations, the rear first floor extension and concentrated on the change of use, ground floor infill and shopfronts.

The application was recommended for refusal following concerns regarding the loss of office space and potential impact of the infill on the neighbouring properties. The application was withdrawn to allow the scheme to be amended. Following the withdrawal, a meeting was held in June 2017 with the case officer to discuss the concerns and agree a way forward for the scheme.

Officer requested that an amended scheme provides the following additional information:

- Evidence justifying the slight loss of the office floorspace through a lateral conversion and demonstrating the usability of the existing basement office floorspace.
- Daylight and Sunlight report demonstrating that the ground floor infill will not negatively impact upon the neighbouring property (14 Charlotte Place) and that the rearward-facing studio apartment would receive adequate daylight and sunlight.

These requests have been fully addressed in this resubmission.

The Proposal

The applicant Shaftesbury CL Ltd, recently became the freeholder of 49 Goodge Street and 47 Goodge Street which already benefits from planning permission to convert the upper floors to residential use.

Given both properties are now within their ownership, the applicant reviewed the approved residential scheme within 47 Goodge Street and considers an enhanced scheme across both properties could be achieved which retains an element of office and residential use.

The majority of the works proposed by this application have not altered from the previously withdrawn scheme but further evidence has been submitted to justify the proposal. This application therefore still seeks to connect the first, second and third floors of No. 47 and 49 together internally and rearranging the existing and approved uses into a more coherent format comprising and providing an additional studio flat in the process:

- The first floor will comprise office (Class B1) space across both properties
- The second floor will comprise two studio flats
- The third floor will comprise a two-bedroom flat.

The proposed residential provision is considered to be an enhanced offer of two studio flats and a 2 bed flat which is an improvement on the single studio and two bed unit previously approved.

There is currently a lightwell at the rear on ground floor level of 49 Goodge Street which serves the basement. The lightwell will be infilled and a flat roof will be extended over the area to create 19.9sqm of additional retail floorspace at ground floor level.

The following table shows the existing, consented and proposed floorspace for both properties.

	Existing (sqm) 47 & 49			Consented (2014/0456/P) 47 & 49			Proposed (sqm) 47 & 49		
	Retail	Office	Storage	Retail	Office	Residential	Retail	Office	Residential
3 rd	0	39.5	34.0	0	39.5	34.0	0	0	82.9
2 nd	0	38.4	34.0	0	38.4	34.0	0	0	81.0
1 st	0	37.8	35.0	0	37.8	35.0	0	77.8	0
Grd	60.5 + 43.4	9.8	0	60.5 + 43.4	9.8	0	63.1 + 60.7	10.4	0
Bst	76.1	80.9	0	76.1	80.9	0	76.1	80.9	0
TOTALS	180	206.4 (inc. 28.5 stairs)	103	180	206.4 (inc. 28.5 stairs)	103	199.9	169.1	163.9
	386.4			386.4			369		
	489.4			489.4			532.9		

Design & Access Statement

It is proposed that all floors will be accessed via the existing entrance and staircase of No.49. The existing ground floor entrance door and staircase which provides access to the upper floors of No.47 will be removed. This shared entrance is a common arrangement found in a very large number of cases throughout London, as confirmed in the supporting letter from Farebrother. Our client has this arrangement on many of their properties in Camden and Westminster. It is not considered the shared access is a planning matter and is controlled through management. It is proposed to extend the shopfront across this section and feature a matching traditional style to the existing frontage.

The existing aluminium shopfront of No.49 will be carefully removed and replaced with a traditional timber framed glazed shopfront which will be set back on the building line in between existing corbels/pilasters.

This scheme proposes that a traditional awning will be installed onto the front of No.49's shopfront. The extended awning will be more than 2.3m above the pavement in line with legislation.

The existing properties feature mismatching casement and louvered windows, all of which are in poor condition. The windows will be removed from the front and the rear of both properties. New painted timber double-glazed sash windows will be installed at both the front and rear of both properties. This style matches the existing front windows of No. 49 but will be double glazed for acoustic improvements. The windows at the rear of No. 47 will be re-levelled once the stair and landings have been removed, thereby creating a more consistent pattern. All other windows will be installed within their existing openings.

The louvered timber fencing at the rear first floor level which separates No.47 and No. 45 will be replaced. The pipework at the rear of both properties will be rationalised and removed wherever possible.

Planning Policy Considerations

Policy DP13 and CPG5 encourages the retention of office/storage space when the premises are considered suitable for continued use unless it can be demonstrated that there is no demand for this use in accordance with Camden's requirements or that it can be demonstrated that the site is no longer suitable for its current business use.

A loss of office storage within 49 Goodge Street has already been established through the recent planning permission to change to residential use. This application seeks to relocate the office accommodation within the first to third floors of No.49 into the single first floor across both 47-49 Goodge Street. The lateral conversion provides in improve layout and will allow additional employees to utilise the space. The existing office accommodation in 49 Goodge Street has a large amount of communal area which is not utilised for office accommodation. A plan has been included within the application to illustrate the Net Internal Area of the existing v's proposed office accommodation and indicate a small 19sqm reduction in useable office workspace. The quality and layout of the proposed office accommodation is greatly improved compared to the existing arrangement.

In support of this submission we have included a letter from local agent, Farebrother, which assesses the existing vertical layout and the proposed lateral layout against current market conditions. They maintain that the lateral layout of the office will prove to be a more appealing and better office accommodation when compared with the vertical layout. They have provided a list of current occupiers who would suit this lateral conversion and state that this is a more usable floorplate which is desired by potential occupiers.

The supporting letter from Farebrother also confirms that the existing basement office space in No 49 is independent from the other office floorspace and is succeeds in meeting demand for the current tenant. Fareborther acknowledge that there is a market for tenants who would be seeking office space, including a large number of creative companies in Fitzrovia who seek basement space for editing purposes.

This application seeks to add an additional studio unit and arrange all units across both properties rather than just within 47 Goodge Street. The addition of the studio is supported by Policy CS6 (Providing Quality Homes) and Policy DP2 (Making full use of Camden's capacity for housing) which seek to maximise the supply of additional housing. The applicant has extensive knowledge of residential demand within Camden and Fitzrovia in particular and is aware of the lack of demand for larger units. This application therefore seeks to introduce an additional studio flat for which there is the greatest demand.

The internal link and removal of No. 47's internal staircase benefits the properties as it increases the total floorspace across the top floors. These works accord with Policy DP2 which encourages the maximisation of land for residential purposes wherever possible.

All flats put forward by this scheme meet and exceed the London Plan's space standards therefore complying with Policy CS6 of Camden's Core Strategy and Policy DP2 of the Development Policies Document (DPD). A daylight/sunlight report has been undertaken by Schroeders Begg which establishes that the proposed studio facing rearwards (Studio 02) will receive adequate daylight.

The small reduction in office space proposed by the scheme and small uplift in retail floorspace has been deemed to have a neutral impact on employment floorspace overall. The first floor across both properties will remain a high quality, usable office space. The ground floor retail will be enhanced within 49 Goodge Street. The scheme is therefore in compliance with Policy DP13 (Employment premises and sites) by enhancing the office and retail provision.

The provision of the additional 19.9sqm of retail floorspace contributes towards Policy DP10 (Helping and Promoting small and independent shops) and DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses).

Policy DP24 (Securing high quality design) of the DPD states that the Council will require all alteration and extensions to be of the highest standard of design. The proposed infill of the ground floor utilises the same materials as the host building and integrates well. The windows proposed create a consistent front and rear for both properties and are a vast improvement on the existing. The form and material of the windows both contribute to the character of the area. The submitted daylight/sunlight report also confirms that the proposed infill will have no adverse effect on the neighbouring property at 14 Charlotte Place to the rear of the property.

The proposed alteration to No 47 shopfront is minimal and sympathetic to the existing frontage. No.49's new shopfront will replace the existing aluminium frontage with a more traditional timber design which is more in keeping with character, setting and context of the neighbouring properties. The alterations to both shopfronts are therefore in line with Policy DP24 and DP30 (Shopfronts).

Summary

This application seeks to link number 47 and 49 Goodge Street at first, second and third floor levels and provide office use on the first floor, two studio flats and a two bedroom flat on the third floor. In addition, a new shopfront is proposed to 49 Goodge Street, infill of the rear ground floor within 49 Goodge Street and new replacement windows for both properties. This resubmission has now provided sufficient further evidence to adequately address the officer's previous comments.

Overall, the scheme seeks to improve upon the residential floorspace recently approved within 49 Goodge Street by adding one additional unit within an improved layout across both properties. The proposed internal and external works are sympathetic to the host properties and surrounding area. These alterations will significantly improve upon the existing internal arrangement whilst increasing the level of residential and retail floorspace and providing additional floorspace through the removal of the No.47's staircase and landings. The alterations to the windows at the front and rear will greatly improve the aesthetic of both properties and ensure a consistent across both frontages. The installation of a traditional timber shopfront to No. 49 will benefit the streetscape and local area.

We trust that the submitted information is sufficient for the application to be validated and we look forward to a swift and positive outcome. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,

Chris Brown

Chris Brown
Rolfe Judd Planning Limited