



Planning & Development Ltd

# **JMS Planning & Development**

## **Planning and Design and Access Statement**

**In Support of Works**

**At**

**Flat 1-2 and Flat 3**

**49 Marchmont Street**

**London**

**WC1N 1AP**

Proposal: Subdivision and Refurbishment Works

Client: Venoru Ltd

Date: January 2018

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## **SECTION 1: INTRODUCTION**

- 1.1 This Planning and Design and Access Statement has been prepared by JMS Planning & Development Ltd (JMSP+D) on behalf of Venoru Ltd in support of an application for full planning permission and an associated application for Listed Building Consent to the London Borough of Camden (LB Camden) in respect of proposals for the subdivision of an existing maisonette (Flat 1-2) at first and second floor to two studios along with the refurbishment of the upper floors (including third floor – Flat 3) at 49 Marchmont Street, London, WC1N 1AP.
- 1.2 The application does not affect the ground floor commercial use (49 Café) or basement and it should be noted that the application site relates only to the upper floors of the premises. The existing residential properties on the upper floors are extremely dated and have an unusual living arrangement which has arisen from a sitting tenant being present on the top floor. The sitting tenant (now deceased) spent her life at the property from 1936 to 2016. The access to the top floor flat is through the existing maisonette at first and second floor. The applications do not propose any exterior changes to the building (other than the installation of four conservation style roof lights) or any extensions. The applications therefore principally propose internal works only requiring Listed Building Consent along with the subdivision of the existing residential unit at first and second floor.
- 1.3 The applicant has undertaken detailed research in respect of the application site and has prepared a detailed Heritage Assessment undertaken by specialist heritage architect, Bridget Sheppard RIBA HIBC. This includes a Condition Survey and a Schedule of Significance with a full justification for the proposed works to the listed building in respect of heritage impact
- 1.4 It is considered that the application is of considerable benefit to LB Camden, representing sustainable development and providing heritage benefits to the listed host building and creating additional new housing for the borough.

## **SECTION 2: SITE AND SURROUNDING AREA**

- 2.1 The application site comprises 49 Marchmont Street. The ground floor of the site is occupied by 49 Café (Use Class A1), a delicatessen. This has a traditional shopfront with the door to the right hand side and iron railings to the front. The upper floors of 49 Marchmont Street (which form the application site) are in residential use and comprise Flat 1-2 and Flat 3. Access to the upper floors is by a front door to the left of the shopfront. It should be noted that the application site relates only to the upper floors of the premises. The existing residential properties at upper floors are extremely dated and in very poor condition. The upper floors consist of a maisonette at first and second floor (Flat 1-2) and a one bedroom flat at third floor (Flat 3). The flats have an unusual living arrangement which has arisen from a sitting tenant being present on the top floor. The sitting tenant (now deceased) spent her life at the property from 1936 to 2016. Access to the top floor flat is through the existing flat at first and second level. In addition, the upstairs flat, occupied by the sitting tenant, has no bath or shower facilities, the former tenant using a tin bath for general bathing.
- 2.2 The application site is located on the west side of Marchmont Street and is within the defined Marchmont Street Neighbourhood Centre.
- 2.3 The application site forms part of a terrace within the Marchmont Street Neighbourhood Centre, which principally comprise commercial uses at ground floor. To the rear of the site is a large six storey block of residential flats which forms part of the Herbrand Estate.
- 2.4 In addition to being listed, the application site is also located within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area incorporates the area between Euston Road to the north; Gray's Inn Road, High Holborn to the south and Tottenham Court Road to the west and covers Marchmont Street. The development of the area began in the late 17th Century with Bloomsbury Square. Subsequent development was undertaken on a speculative basis, with plots of land surrounding the square being sold off for terraced housing and developed in line with the classical brief of the Opera House. According to the Bloomsbury Conservation Area Statement, the area is

characterised by three or four storey terraces, constructed in a rectangular street pattern and incorporating open squares.

- 2.5 It should be noted that a full Survey of Significance of the building has been undertaken both in respect to each floor and the front and rear elevations has been undertaken by specialist heritage consultant, Bridget Sheppard, RIBS HIBC. This Survey of Significance is contained within the accompanying Heritage Assessment.
- 2.6 The Brunswick Centre is located to the east of the site, and constitutes a separate neighbourhood centre. The centre was renovated and re-opened in late 2006. It is occupied almost exclusively by shop and restaurant national multiples, including a large Waitrose.
- 2.7 The site is included in the listing of the west side of Marchmont Street, from numbers 39-73. The application site was first listed on 14th May 1974 (list entry number 1113112: 39-73 Marchmont Street). The listing is based on the external features of the buildings, detailing their origins as an early 19th Century terrace of housing, with later 19th Century and 20th Century modifications to accommodate shopfronts. The listing notice states

*“Terrace of 18 houses with the later shops. C1801-6. Yellow stock brick; numbers 45, 61 and 63 stucco storeys and cellars, 2 windows each. Mostly altered later C19 and C20 shopfronts. Gauged brick, (mostly reddened) flat arches to recessed sash windows, some with original glazing bars. Parapets. No.43: original wooden shopfront with pilasters and brackets carrying projected cornice. Shop window altered. Round—arched house doorway with fluted jambs, lionhead stops, cornice—head, and light panelled door. Shop doorway with fanlight and panelled door.*

*No. 45: architrave, recessed sash windows. Stucco cornice and blocking course.*

*Nos. 57 & 59 mid C19 wooden shopfronts with pilasters carrying entablature with dentil cornice flanked by enriched consoles.*

*Shop window on No. 59 with segmental—arched lights.*

*Square—headed house doorways with overlights and panelled doors (No. 57 C20). No. 57 with wrought — iron sign (at 1st floor level).*

*Nos. 61 & 63: recessed sash windows with architraves and cornices.*

*Bracketed stucco cornices at 3rd floor.*

*Nos. 65 — 73: with enriched fascia consoles.*

*No. 69: with plaque 'ST.G.B 1817'.*

*No. 71: with plaque 'S PP 1791'.*

*INTERIORS: not inspected."*

### **SECTION 3: PLANNING HISTORY**

- 3.1 A review of the relevant planning history of the application site has been undertaken. The only available planning history records on LB Camden's online system relates to applications in respect of the ground floor and basement only. No applications relating to the application site, ie the upper floors, have been recorded.
  
- 3.2 This lack of planning history relating to the upper floors is reflected in the decrepit and dated state of the property.



## SECTION 4: THE PROPOSAL

- 4.1 The application proposals for the site comprise the subdivision of the existing maisonette on first and second floor as well as a comprehensive refurbishment of all three floors, including the single flat at top floor, in order to result in three refurbished studio units. The subdivision of the residential unit at first and second floor requires planning permission. The remainder of works to the property are principally internal works only, requiring Listed Building Consent as opposed to planning permission.
- 4.2 A full schedule of the works requiring Listed Building Consent is set out within detail in the accompanying Heritage Statement.
- 4.3 The resulting subdivision will, therefore, result in the following units on each floor.

Unit	Floor Area Sq M
Unit 1 (first Floor)	37.86
Unit 2 (Second Floor)	37.02
Unit 3 (Third Floor)	40.00

- 4.4 All of the proposed units meet the requirements for studio flats, as set out within the Government's Technical Housing Standards – Nationally Described Space Standard (March 2015). None of these flats currently meet these standards at present. However, notwithstanding this, the issue of Space Standards is not relevant to the existing top floor flat for which planning permission for subdivision is not sought. This is set out in more detail in the accompanying Heritage Assessment.

## **SECTION 5: RELEVANT PLANNING POLICY**

- 5.1 This section of the supporting statement sets out relevant national and local planning policy relevant to the proposed planning application.

### **National Planning Guidance**

#### National Planning Policy Framework (March 2012)

- 5.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and constitutes guidance for local planning authorities and decision takers.
- 5.3 The purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).
- 5.4 Paragraph 7 confirms 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:
- An economic role – contribute 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 and 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 support its health, social and cultural well-being;
  - An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to

improve biodiversity, using natural resources prudently, and minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 5.5 Paragraph 8 confirms that these roles should not be undertaken in isolation because they are mutually dependant. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It is confirmed the planning system should play an active role in guiding development to sustainable solutions.
- 5.6 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.7 The Government attaches great importance to the design of the built environment. Good design is a key aspect to sustainable development; it is indivisible from good planning and should contribute positively to making places better for people (paragraph 56). It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes (Paragraph 57).
- 5.8 Planning policies and decisions 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 (Paragraph 60). Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations (Paragraph 61).
- 5.9 In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (Paragraph 63).

- 5.10 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (Paragraphs 64).

### **The Development Plan**

- 5.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless other material considerations indicate otherwise.
- 5.12 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004 the statutory development plan comprises The London Plan (Consolidated with Alterations Since 2011)(March 2016), and the Camden Local Plan (adopted 3 July 2017).

### The London Plan (Consolidated With Alterations since 2011) (March 2016)

- 5.13 Policy 1.1 (Delivering the Strategic Vision and Objectives for London) confirms growth will be supported and managed across all parts of London to ensure it takes place in the current boundaries of London without either encroaching on the Green Belt, London's protected open spaces or having unexpected impacts on the environment.
- 5.14 Policy 2.9 (Inner London) states that the Mayor will, and boroughs and other stakeholders should, work to realise the potential of inner London in ways that sustain and enhance its recent economic and demographic growth while also improving its distinct environment, neighbourhoods and public realm, supporting and sustaining existing and new communities, addressing its unique concentrations of deprivation, ensuring the availability of appropriate workspaces for the area's changing economy and improving quality of life and health for those living, working, studying or visiting there.
- 5.15 Policy 2.10 (Central Activity Zone – Strategic Priorities) confirms that the Boroughs should enhance and promote the unique, international, and London-wide role of the Central Activity Zone (CAZ).

- 5.16 Table 3.1 (Annual Average Housing Supply Monitoring Targets (2015–2025)), confirms that LB Camden has a minimum 10 year target for the period 2015–2025 of 8,892 units equating to an annual monitoring target of 889 units.
- 5.17 Policy 3.4 (Optimising Housing Potential) seeks to optimise housing density, having regard to local context, design principles and public transport accessibility. Policy 3.5 (Quality and Design of Housing Developments) states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- 5.18 Policy 3.8 (Housing Choice) confirms London should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and type of dwellings in the highest quality environments.
- 5.19 Policy 7.4 (Local Character) confirms that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation surrounding buildings and should improve an area’s visual or physical connection with natural features. Buildings, streets and open spaces should provide a high-quality design response.
- 5.20 Policy 7.6 (Architecture) confirms that architecture should make a positive contribution. Buildings and structures should:
- (a) be of the highest architectural quality;
  - (b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;
  - (c) comprise details and materials that complement, not necessarily replicate, the local architectural character;
  - (d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings;

- (e) incorporate best practice in resource management and climate change mitigation and adaptation;
- (f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;
- (g) be adaptable to different activities and land uses, particularly at ground level;
- (h) meet the principles of inclusive design;
- (i) optimise the potential of sites.

The Camden Local Plan (July 2017)

- 5.21 Policy H1 (Maximising Housing Supply) confirms the Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households, exceeding a target of 16,800 additional homes from 2016/2017-2030/2031. This will be achieved by, inter alia, regarding self-contained housing as a priority land-use of the Local Plan and where sites are under used or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.
- 5.22 Policy H3 (Protecting Existing Homes) confirms the Council will resist development that would involve a net loss of residential floorspace or development which would involve the net loss of two or more homes.
- 5.23 Policy CA1 (Managing Impact and Development) confirms that the Council will seek to protect the quality of life of occupiers and neighbours and will grant permission for development unless it causes unacceptable harm to amenity.
- 5.24 Policy A4 (Noise and Vibration) confirms the Council will seek to ensure that noise and vibration is controlled and managed.
- 5.25 Policy D1 (Design) confirms the Council will seek to secure high quality design and development. In particular, the Council will require development that, respects local context and character and preserves or enhances the historic environment and heritage assets in accordance with Policy D2 (Heritage). It requires development to be

sustainable in design and construction and to comprise details of materials that are of high quality and complement the local character and integrity well with the surrounding streets and open spaces.

- 5.26 Policy CC1 (Climate Change Mitigation) confirms the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

Camden Planning Guidance 1 – Design (2015)

- 5.27 Para 3.20 highlights that works to listed buildings are assessed on a case by case basis, taking into account the individual features of a building, its historic significance and the cumulative impact of small alterations. Para 3.22 confirms that the Council has a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Council will consider the impact of proposals on the historic significance of the building, including its features, such as original and historic materials and architectural features, original layout of rooms, structural integrity and character and appearance.
- 5.28 Para 3.23 confirms the Council's expectation that original or historic features are retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly changing them.
- 5.29 Para 3.26 notes that some works that are required in order to comply with the Building Regulations may have an impact on the historic significance of a listed building and will require listed building consent.
- 5.30 Para 3.29 recognises the role that the historic environment can play in reducing the impact of climate change. For example, reusing existing buildings could avoid the material and energy cost of new development. The Council seeks a balance between

achieving higher environmental standards with protecting Camden's unique built environment.

## **Emerging Policy**

### Draft New London Plan Consultation 2017

- 5.31 Draft Policy H1 (Increasing Housing Supply) sets out the 10 year target for net housing completions which Local Planning Authority should plan for and include within their Development Plan documents. The 10 year target for the period 2019/2020-2028/2029 has increased since that of the previous plan period to 649,350 (an increase of approximately 225,000) and the proposed annual monitoring target for the period noted above for Havering has increased to 1,875 (compared to 1,170 for the previous plan period). These housing figures are based on the 2017 London SHLAA, which suggests there is capacity across London for approximately 40,000 new homes a year on large sites with an additional potential capacity on smaller sites for 24,500 new homes a year.
- 5.32 Draft Policy H2 (Small Sites) confirms that small sites should play a much greater role in housing delivery and boroughs should proactively support well-designed new homes on small sites to embrace planning decisions and plan making in order to:
- (i) Significantly increase the contribution of small sites to meeting London's housing needs;
  - (ii) Diversify the sources, locations, type and mix of housing supply;
  - (iii) Support small and medium sized housebuilders; and
  - (iv) Support those wishing to bring forward custom, self-build and community led housing.
- 5.33 The policy continues to say that Boroughs should recognise in their Development Plans and planning decisions that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing developments. The policy also suggests that



Area Wide Design Codes should be prepared to promote good design and to proactively encourage increased housing provision, higher residential densities and small scale housing developments, and this should be set out in Design Codes and in supplementary planning guidance where appropriate.

5.34 Policy H2 continues to say that to deliver the small site target set out within the plan, boroughs should apply a presumption in favour of the following types of small housing development which will provide between 1 and 25 homes:

- (i) Infill development on vacant or under-used sites;
- (ii) Proposals to increase the density of existing residential homes within PTAL's 3-6 or within 800 metres of a tube station, rail station or Town Centre Boundary through:
  - (a) Residential conversions;
  - (b) Residential extensions;
  - (c) Demolition and redevelopment of existing buildings;
  - (d) Infilling development within the curtilage of a house; and
- (iii) Redevelopment or upward extensions of flats and non-residential buildings to provide additional housing.

5.35 The 10 year target for net housing completions on small sites (below 0.25 hectares in size) within Camden is 10,860, which annualised results in 1,086 dwellings per annum.

## **SECTION 6: PLANNING ISSUES**

6.1 This section of the supporting statement deals with the general planning issues associated with the application proposal. Design and access matters are dealt with in latter sections. Please note that heritage matters are set out within the accompanying Heritage Statement.

6.2 Having considered the nature of the application and the relevant planning policy background, it is considered the following issues are most relevant to the application proposal. Namely:

- Does the application represent sustainable development?
- Housing need;
- Residential amenity;
- Nationally described space standards;
- Local precedents.

6.3 Each of the above issues is now considered in turn below.

### **Does The Application Represent Sustainable Development?**

6.4 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and constitutes guidance for local planning authorities and decision takers.

6.5 Paragraph 8 confirms that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It is confirmed the planning system should play an active role in guiding development to sustainable solutions. It is confirmed that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

6.6 The application site comprises previously developed land and is therefore a brownfield site. The application for Listed Building Consent proposes significant enhancements to

the existing building which has had significant interference and adverse impacts to its special character over a number of years. The proposals for the site therefore provide significant heritage benefits. In addition, the application proposes a net increase in residential units on the site and 'right sizes' the residential dwellings on site.

- 6.7 On the above basis it is considered that the application site represents sustainable development, there is as set out above a presumption in favour of the grant of planning permission. This weighs heavily in favour of the proposal.

### **Housing Need**

- 6.8 The application site proposes valuable new housing for the London Borough of Camden and makes a more efficient use of the site than the extant existing planning permission.
- 6.9 The NPPF seeks to significantly boost the supply of housing (paragraph 47). The London Plan (March 2016) confirms that London will become the first city in Europe to be home to 10 million people by 2030 and is experiencing an "*unprecedented population boom*" and accordingly provides a new uplifted housing target from 2015 of 424,000 homes (an increase of circa. 100,000 houses from the 2011 version of the document). Policy 3.3 (Increasing Housing Supply) of the London Plan confirms that the Mayor, working with relevant partners, will seek to ensure the housing need identified is met which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners. Parts D and E of the policy states the boroughs should seek to achieve and exceed housing targets through the intensification of brownfield housing sites, town centre renewal, mixed-use redevelopment and sensitive renewal of existing residential areas, especially in areas of good public transport accessibility. Table 3.1 of the London Plan (March 2016) identifies an annual requirement of 889 new homes per annum in Camden to 2025.
- 6.10 Policy H1 (Maximising Housing Supply) of the Local Plan supports the creation of new residential units.

- 6.11 The NPPF seeks to significantly boost the supply of housing (paragraph 3.7) and there is a well-documented need for additional housing in London.
- 6.12 The results of the London Plan Annual Monitoring Report 13, dated July 2017 confirms that in relation to Key Performance Indicator 4, in relation to the London Plan which requires an average completion of a minimum of 4,200 net additional homes per year, there was significant shortfall, with only 38,500 completions in 2015-2016 which is 9% below the 2015 London Plan target. This is also reflected within Key Performance Indicator 5 whereby the aim is to complete 17,000 net additional affordable homes per year and the plan continues to fall below target.
- 6.13 There is clearly a need for additional housing in London and this is particularly recognised within emerging London Plan Policy H2 (Small Sites) which recognises the very valuable contribution that small sites can make to the provision of housing in London. This policy actively supports well-designed new homes on small sites which can significantly increase the contribution that small sites make to meeting London's housing needs and diversify the source, location and type and mix of housing supply, support small and medium sized housebuilders and support those wishing to bring forward custom, self-build and community led housing.
- 6.14 Undoubtedly there is a significant need for new housing in London, including within LB Camden. This is therefore an important material consideration which weighs in favour of the application proposal.

#### **Residential Amenity**

- 6.15 The existing use of the application site is residential (Use Class C3), no change to the use is proposed. Equally, no new windows are proposed on the side elevations or any increase or extension proposed which might have any adverse impact on neighbouring occupiers.
- 6.16 The ground floor commercial use has co-existed with the residential uses above for a number of years and the location of residential uses above the commercial ground floor

uses on Marchmont Street is a common arrangement. As such, it is not considered the application proposal gives rise to any adverse impacts in respect of the issue of residential amenity.

- 6.17 The existing layout, however, suffers considerably in terms of its practicality as a result of its internal arrangement. From consideration of the existing layout plans, it can be seen that the staircase is communal, meaning that the tenant on the third floor (occupier of Flat 3) has to walk past the existing bathroom, and effectively through the flat, of the Flat 1-2 on the first and second floor. The amendment of the building to three separate studio flats has addressed this point ensuring that the stairwell is now communal and there is no evasion of residential privacy through the arrangements where one occupier has to walk through the flat of another.
- 6.18 The application proposal thus provides for significant enhancements of the existing layout of the site to the benefit of the occupiers' amenity and living conditions.

#### **Nationally Described Space Standards**

- 6.19 Only the subdivision of the first and second floor maisonette (Flat 1-2) is proposed. In this respect, the existing third floor unit is subject only to Listed Building Consent as none of the works being proposed require planning permission. As has been described, the subdivision of the first and second floor is necessary in order to facilitate the proper access to the flats on site. This is because historically, whilst there are two flats lawfully existing on site (confirmed by the Council Tax records), due to the history of the site the access to the top floor flat is through the maisonette at ground and first floor. The top floor flat has historically had a sitting tenant in it, who has effectively enjoyed the equivalent of a flying freehold over the hallway of the flat at first and second floor. Accordingly, internal changes are required to the property in order to make it fit for purpose. In this respect, it has been considered that the creation of three studio units, as opposed to an undersized top floor one bedroom unit and undersized two bedroom duplex unit is appropriate. It should be noted, that the existing top floor flat, with its one bedroom layout, is only 40 sq m, which is below the requirement for 50 sq m within the Nationally Described Space Standards. Equally, the first and second floor unit has a

floor area of only 74.88 sq m in total, whereby under the Nationally Described Space Standards, it is required to be of 79 sq m. The unit is, therefore, also currently undersized. Effectively, not only does the application proposal provide for one additional unit, therefore helping meet Camden's housing need, but also it 'right sizes' the existing units on site.

### **Local Precedents**

- 6.20 As part of the background work in respect of this project, the Applicant has undertaken a review of similar proposals in the immediate vicinity. In this respect, recent permissions at 59 Marchmont Street, London, WC1N 1AP are relevant. Full planning permission (LPA Ref: 2014/4738/P) was granted for *“Replacement of 1<sup>st</sup> floor rear extension with larger full width single storey extension, involving use of part of flat roof as terrace with the installation of balustrade and obscured glazing screen to all sides, and installation of front and rear roof lights, drainpipe to front and internal alterations across building”* was granted on 17 December 2014 along with an associated Listed Building Consent dated 20 January 2015 (LPA Ref: 2014/4905/L) for the same description of development. Notably, 59 Marchmont Street has a similar layout to the application site.
- 6.21 This recent planning permission and Listed Building Consent is relevant in that it is an application site which falls under the same listing as the current application. Furthermore, in the proposed works to 59 Marchmont Street, the applicant proposed the removal of internal walls and their replacement with bi-folding partitions as well as the installation of a toilet adjacent to the kitchen in the kitchen/lounge/diner. Both of these approaches are utilised in the current application proposal for refurbishment of 49 Marchmont Street. As such, the principle of these works is, therefore, already established through the precedent already set at 59 Marchmont Street.

## **SECTION 7: DESIGN PROPOSALS**

- 7.1 This section of the supporting Statement sets out details of the design proposals submitted and assesses their appropriateness in terms of use, scale and layout, appearance and landscaping. The issue of accessibility is considered within the next section.

### **Scale and Layout**

- 7.2 The scale and layout of the proposed three units is as shown on the submitted drawings. The existing layout suffers considerably in terms of its practicality as a result of the longstanding sitting tenant at the top floor. From consideration of the existing layout plans, it can be seen that the staircase is communal, meaning that the tenant on the third floor has to walk past the existing bathroom, and effectively through the flat, of the flat on the first and second floor. The amendment of the building to three separate studio flats has addressed this point ensuring that the stairwell remains communal and there is no invasion of residential privacy through the arrangements where one occupier has to walk through the flat of another.

- 7.3 In respect of the issue of scale, all of the three studio units comply with the Technical Housing Standards – Nationally Described Space Standard for studio units with a shower (37 sq m). There is no change to the scale of the building as no extensions are proposed. As such, it is considered that the scale of the application proposal is acceptable as well.

### **Appearance**

- 7.4 No significant changes to the appearance of the building are proposed other than, removal of an existing roof light and installation of four new conservation style roof lights and replacement, where required, of the existing poor quality windows as required.

### **Landscaping**

- 7.5 As the application site comprises upper floor residential units only with no outdoor space, there is no opportunity for landscape enhancement on the site.

### **Other Specific Design Matters**

#### Secured By Design

- 7.6 The issue of Secured By Design (SBD) has been taken into consideration in the formulation of this development proposal. Accordingly, all doors and windows will wherever possible, comply by Secured By Design accredited products. Door locks and standards will be to the appropriate requirements in conjunction with the requirements of English Heritage conservation principles. Window standards specification will incorporate enhanced security performance of casements. The applicant confirms it is happy to agree to an appropriate SBD condition.



## **SECTION 8: ACCESSIBILITY**

- 8.1 This section of the supporting Statement sets out details of the site's accessibility. Full consideration has been taken of the Council's relevant policies relating to access matters.
- 8.2 The applicant is committed to a policy of equality, inclusion and accessibility for those who visit the site and has strived to exceed all required standards and achieve a development which promotes inclusion and accessibility for all staff and customers.
- 8.3 The site is located within the defined Highly Accessible Area within the Camden Core Strategy and has a PTAL rating of 6(b) (excellent). The site is located some five minutes' walk north of Russell Square Underground Station. The site is close to the corner of Tavistock Place which is served by a number of London buses. Nearby public car parking is available at the Brunswick Centre and at Coram Street (which joins Marchmont Street and is located to the south of the application site).
- 8.4 The application site is located within Controlled Parking Zone CAE. Accordingly, the applicant has not provided any car parking spaces as part of the development. In this respect, the Applicant is willing to ensure that the new residential unit is 'car free' through a S106 agreement which the Applicant's solicitors have been provided as part of the application documents.
- 8.5 Whilst the applicant has sought to fully incorporate inclusive access, this is simply not feasible, particularly in terms of access for wheelchair users as a result of the listed building status of the property. It is not possible to have a lift or otherwise installed within the property to assist wheelchair access without causing significant harm to the historic fabric.

## **SECTION 9: CONCLUSIONS**

- 9.1 This Planning and Design and Access Statement has been prepared on behalf of Venoru Ltd in support of an application for full planning permission and an associated application for Listed Building Consent to the London Borough of Camden (LB Camden) in respect of proposals for the subdivision of an existing maisonette at first and second floor to two studios at first and second floor along with the refurbishment of the upper floors (including third floor) of the application site at 49 Marchmont Street, London, WC1N 1AP.
- 9.2 The application does not affect the ground floor commercial use (49 Café) or basement. It should be noted that the application site relates only to the upper floors of the premises. The existing residential properties on the upper floors are extremely dated and have an unusual living arrangement which has arisen from a sitting tenant being present on the top floor. The access to the top floor flat is through the existing maisonette at first and second floor. The applications do not propose any significant exterior changes to the building or any extensions. The applications propose principally internal works only requiring Listed Building Consent along with the subdivision of the existing residential unit (Use Class C3) at first and second floor.
- 9.3 The applicant has undertaken detailed research in respect of the application site and has prepared a detailed Heritage Assessment undertaken by specialist heritage architect, Bridget Sheppard RIBA HIBC. This includes a Condition Survey and a Schedule of Significance with a full justification for the proposed works to the listed building in respect of heritage impact
- 9.4 The applicant has undertaken consideration of the significance of the relevant heritage assets which are considered to be the listed building itself and the Bloomsbury Conservation Area. It is not considered that the application proposals will have any adverse impact on the Bloomsbury Conservation Area. Neither is it considered the application proposed will have any adverse effect on neighbouring properties or result in unacceptable living conditions for the proposed occupiers.

9.5 Overall, it is considered the application proposal is of significant merit providing new housing and it is requested that planning permission is forthcoming.