

Rolfe Judd Planning
Old Church Court
Claylands Road
The Oval
London SW8 1NZ

Application Ref: **2017/4915/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

12 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**48 Fitzroy Street and
21-23 Grafton Mews
London
W1T**

Proposal:

Replacement of 2nd floor mansard storey at 21-23 Grafton Mews by new brick built roof extension plus 2nd floor rear extension and external alterations to fenestration at front and rear, and changes in fenestration to rear of 48 Fitzroy Street, all associated with the change of use of the second floor flat at Grafton Mews to Class B1 offices and the change of use of the basement and ground floor offices at 48 Fitzroy Street to a 2 bed maisonette (Class C3).

Drawing Nos: 1706-0100-AP-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011 (all rev PL01); 1706-0200-AP-001 PL05, 1706-0200-AP-002 PL04, 1706-0200-AP-003 PL02, 1706-0200-AP-004 PL02, 1706-0200-AP-005 PL02, 1706-0200-AP-006 PL02; 1706-0300-AP-001 PL05; 1706-0400-AP-001 PL02, 1706-0400-AP-002 PL03, 1706-0400-AP-003 PL03; Planning Statement dated 31/08/2017 by Rolfe Judd Planning, Design and Access Statement rev PL04 by EMRYS dated 5.12.17.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

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

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

- 2 Notwithstanding the plans hereby approved, and before the relevant part of the work is begun, detailed drawings in respect of the office block at Grafton Mews shall be submitted to and approved in writing by the local planning authority:

a) Details of the front elevation and details including sections at 1:10 of all windows (including jambs, head and cill), glazed shopfronts, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

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

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

- 4 The use of the ground floor meeting room shall not commence until the obscured glazing, as shown on the basement/ground floor plan ref: 1706-0200-AP-001, has been installed. The glazing shall be permanently retained as such thereafter.

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

- 5 Before the development commences, details of secure and covered cycle storage areas for 10 cycles at the office block and 2 cycles at the lower floors maisonette shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 6 Unit 4, as indicated on plan number 1706-0200-AP-002 PL4 hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (2). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirement of policy H6 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans- 1706-0100-AP-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011 (all rev PL01); 1706-0200-AP-001 PL05, 1706-0200-AP-002 PL04, 1706-0200-AP-003 PL02, 1706-0200-AP-004 PL02, 1706-0200-AP-005 PL02, 1706-0200-AP-006 PL02; 1706-0300-AP-001 PL05; 1706-0400-AP-001 PL02, 1706-0400-AP-002 PL03, 1706-0400-AP-003 PL03; Planning Statement dated 31/08/2017 by Rolfe Judd Planning, Design and Access Statement rev PL04 by EMRYS dated 5.12.17.

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

Informative(s):

- 1 Reasons for granting permission.

The scheme is to rationalise and separate the residential and office uses between the 2 related sites and swap around the flat on Grafton Mews by the office on lower floors of Fitzroy Street, in order to provide entirely office use at Grafton Mews and entirely residential use at Fitzroy Street.

The new relocated 2 bedroom 4 person residential unit would be larger than the existing one and would comfortably meet the London Plan standards for a 2B 4P unit over 2 floors. The self-contained unit would provide adequate level of natural light, ventilation and outlook for future residents. Furthermore, a condition requiring details to be submitted as evidence the proposed unit would be compliant to Part M4 (2) of Building Regulations would be attached. Cycle parking for 2 bikes would be stored at basement floor level, details to be secured by condition

The proposed additional office space would be approximately 72sqm within the enlarged top floor of Grafton Mews. The relocation of the office to Grafton Mews would have minimal impact on transport pressures as there would not be a significant increase in staff or visitors to the site. Due to existing constraints of the site, the provision of new onsite vehicle parking is not possible. Overall, the proposed unit would measure approximately 311sqm in GEA and as such, does not meet the threshold size of 500sqm for the provision of new cycle parking.

However, a cycle enclosure for 10 bikes would be stored at ground floor level, details to be secured by condition.

It is proposed to demolish the existing mansard extension at Grafton Mews and construct a new roof extension with brick façade to match the design of the host building. This would be a similar height, bulk and scale to the mansard roof being replaced and, in the context of the mews streetscape, is considered acceptable in terms of design and form. The remodelling of this building is acceptable as it dates from the 1970s and is of no architectural merit and would not harm the character of the streetscene or conservation area. Although in principle the new elevations with changed fenestration and ground floor shopfronts is acceptable, the detailed design could be improved to better reflect that of the adjoining building at no. 19 Grafton Mews, which has a more industrial design idiom. Thus the design and materials would be conditioned.

No objection is raised to the minor alterations to the rear elevation of the listed Fitzroy Street property and replacement of the windows and doors overlooking the courtyard.

The proposed change of use would not result in a loss of amenity to adjoining occupiers. The proposed roof extension would not create any further loss of daylight/sunlight, as it would be of similar bulk and scale to the existing mansard here. The loss of privacy between the proposed ground floor meeting room and residential bedroom facing the courtyard would be addressed by installing obscure glazing to the meeting room. A condition would be attached to mitigate this impact. It is not anticipated that the proposal would have any material impact on existing refuse/recycling arrangements.

The proposal is considered to preserve the character and appearance of the conservation area and the setting of the host listed building at Fitzroy Street. Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies E1, E2, A1, D1, D2, G1, H1, H3, H6, H7, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

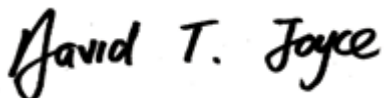
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning