

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>02/12/2016</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>29/12/2016</b>
<b>Officer</b>		<b>Application Number(s)</b>		
Gideon Whittingham		1) 2016/5824/P 2) 2016/6155/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
39 Great James Street London WC1N 3HB		Refer to Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>1) Change of use of lower ground and ground floor from office (Class B1) and upper floor residential (Class C3) to dwelling house (Class C3); Extend rearward existing lower ground floor level for the erection of a two storey rear extension; single storey wing extension at first floor level; replace rooftop structure and railings to provide main roof level terrace and green roof; Replace fenestration throughout and associated internal alterations.</p> <p>2) Extend rearward existing lower ground floor level for the erection of a two storey rear extension; single storey wing extension at first floor level; replace rooftop structure and railing s to provide main roof level terrace and green roof; Replace fenestration throughout and associated internal alterations.</p>				
<b>Recommendation(s):</b>		<p>1) Grant Conditional Planning Permission subject to a Section 106 Legal Agreement</p> <p>2) Grant listed building consent</p>		
<b>Application Type:</b>	<b>Full Planning Permission and Listed Building Consent</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 07/12/2016  A public notice was published in the Ham &amp; High from 08/12/2016.</p> <p>To date no letters of representation have been received.</p>					
<b>CAAC/Local groups comments:</b>	<p>The <b>Bloomsbury CAAC</b> were formally consulted and requested to join on a site visit.</p> <p><b>English Heritage</b> were formally consulted and confirmed this application should be determined in accordance with national and local policy guidance and on the basis of Camden's specialist conservation advice.</p>					

## Site Description

The application site is a five storey terraced property, including a lower ground floor level. It is a grade II\* listed building located within the Bloomsbury Conservation Area. The property has been vacant for many years and is on the English Heritages Buildings at Risk register (BAR).

## Relevant History

- 2015/6927/P & 2015/6926/L - Granted (03/03/2016) - Removal of steel walkway and rear most cross wall and infill at rear basement yard area, construction of single storey extension at basement level with a green flat roof at rear ground level, form a new rear access stairway basement to ground level, form new balustrading and associated internal alterations.
- 2013/6492/L – Granted (14/01/2014) - Internal and external alterations associated with the erection of a single storey rear extension at first floor level.
- 2013/6429/P – Granted (14/01/2014) - Erection of a single storey rear extension at first floor level.
- 2011/3027/P & 2011/3030/L – Granted (13/09/2011) - Erection of a full width, single storey rear extension at basement level with green roof and terrace above, installation of rear external staircase from basement to ground floor level to access green roof and terrace, and creation of central lightwell from ground floor at basement level (Class C3).
- 9501752R1 & 9501752 - Granted (30/01/1996) - Change of use from B1 office use on ground and basement and residential flats to single family dwelling house and basement flat. This permission has expired unimplemented.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework (2012)  
London Plan (2011)

### Local Plan 2017

G1 Delivery and location of growth  
H1 Maximising housing supply  
H3 Protecting existing homes  
E1 Economic development  
E2 Employment premises and sites  
A1 Managing the impact of development  
A4 Noise and vibration  
D1 Design 200  
D2 Heritage  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC3 Water and flooding  
CC4 Air quality  
CC5 Waste  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car-free development  
T3 Transport infrastructure

T4 Sustainable movement of goods and materials

## **Bloomsbury Conservation Area Statement (2011)**

### **Camden Planning Guidance**

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

CPG7 (Transport)

CPG8 (Planning Obligations)

## **Assessment**

### **1. Proposal:**

1.1 The applications proposes:

- Change of use of lower ground and ground floor from office (Class B1) and upper floor residential (Class C3) to dwelling house (Class C3) comprising 5 bedrooms.
- The erection of a two storey rear extension;
- The erection of a single storey wing extension at first floor level;
- Replace rooftop structure and railings to provide main roof level terrace and green roof;
- Replace fenestration throughout and associated internal alterations.

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design related issues/townscape
- Land use - Loss of office (B1) accommodation
- Provision and quality of residential accommodation
- Adjacent residential amenity
- Transport, access and parking
- S106

### **Design related issues/townscape:**

2.1 The Council welcome, from a heritage perspective, the reinstatement of the property as a single family dwelling. The scheme has been amended during the course of the application to address a number of points and is now considered to preserve the special interest of the grade II\* listed building having regard for its current BAR status.

2.2 Historic England commented:

*These proposals seek to return the building, which was previously in office use and subsequently squatted, to a single residential dwelling. The plan form, which largely survives on the principal floors, would consequently remain intact without any subdivision to accommodate additional units, and therefore the proposed change of use is welcomed. Moreover, the works (once completed) should facilitate the removal of the building from our Heritage at Risk Register. We are therefore supportive of these proposals in principle.*

2.3 The scheme retains the historic layout and enhances the special interest through re-establishing residential use on the site through careful and considered restoration and reinstatement.

2.4 Internally the layout would preserve the layout and plan form as well as features and fittings of interest subject to details of the new bathroom being approved by condition.

2.5 The roof terrace would utilise the existing flat roof and a new front roof pitch would be inserted to reinstated the appearance of the building from neighbouring listed buildings thereby improving their setting.

2.6 The rear extension would be inserted into the rear courtyard in a similar manner to development which exists along the terrace and would improve the currently disused and unattractive yard. The extension would not harm the special character or layout of the building and would replace a previously approved extension.

2.7 In considering developments that affect a listed building or its setting, Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local authorities shall 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.

2.8 In considering developments affecting a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

2.9 In this case considerable importance and weight has to be attached the impact of the heritage assets and their setting. It should also be noted that the duties imposed by section 16, 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

2.10 It is considered that the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

**Land use - Loss of office (B1) accommodate:**

3.1 In review of Policy E2 (Employment premises and sites), when assessing proposals that involve the loss of a business use to a non-business use we will consider whether there is potential for that use to continue.

3.2 We will take into account various factors including:

- the suitability of the location for any business use;
- whether the premises are in a reasonable condition to allow the use to
- continue;
- the range of unit sizes it provides, particularly suitability for small businesses;
- and
- whether the business use is well related to nearby land uses

3.3 Taking this into account the heritage matters above, it is considered that an exception could be made for the loss of employment floor space in support of residential use in the interests of preserving and restoring the Listed Building, and this principle is supported by the Economic Development Team and Historic England.

3.4 The Council is satisfied that the details provided by the applicant, on balance, provide justification for the loss of employment floorspace, to be replaced by residential floorspace.

**Provision and quality of residential accommodation:**

4.1 The dwelling would comprise 5 bedrooms, one located at basement floor level, one at second

floor level and three at third floor level.

4.2 The dwelling would provide a high standard of accommodation with an overall floorspace of 346sqm (GIA) and bedroom sizes of at least 8sqm (single bedroom) and 14sqm (double bedrooms), in compliance with the residential development standards set out in the London Plan.

4.3 The dwelling would benefit from good natural daylight and sunlight with each bedroom accessing either significant window openings or lightwells. The significant provision of openings also afford the dwelling with good ventilation and outlook. Overall the proposal is considered to provide a good standard of accommodation to Camden's housing stock.

4.4 To ensure the development meets with the access standards in Part M of the Building Regulations requirements, this element shall be secured by condition.

#### **Adjacent residential amenity:**

5.1 Given the location and scale of the rear extensions, particularly their position set behind adjoining boundary walls, the proposal would not harm the amenities of adjoining occupiers in terms of access to sunlight, daylight, privacy/overlooking or outlook. The works to the main roof would renew existing access to an historic roof terrace and would therefore provide greater opportunity for noise disturbance or overlooking than the existing arrangement.

#### **Transport, access and parking:**

##### *Car-free*

6.1 In accordance with Policy T2, the new dwelling shall be made car-free, secured by a Section 106 planning agreement.

6.2 The site would be accessed from Great James Street via Theobald's Road. Traffic flows are likely to be fairly low, however due to the amount of construction works required for the rear extensions and the overall level of repair work required and the sensitive nature of the local streets, a Construction Management Plan (CMP) and a CMP Implementation Support Contribution of £1,140 must therefore be secured as a Section 106 planning obligation.

6.3 The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. A highways contribution must therefore be secured as a Section 106 planning obligation.

##### *Cycle parking and refuse*

6.4 Although not depicted on plan, the dwelling could provide adequate cycle and refuse storage, and shall be secured by way of a condition.

#### **S106**

The following section 106 planning obligations would be required if planning permission is granted:

- Property to be designated as Car Free;
- Construction Management Plan (Pro-forma);
- CMP Implementation Support Contribution of £1,140; and
- Highway works (footway repaving adjacent to the site) contribution of be £2,810.77.

**Recommendation:**

- 1) Grant Conditional Planning Permission subject to a Section 106 Legal Agreement
- 2) Grant Listed Building Consent