



Asher Planning Ltd

Application for Certificate of Lawfulness for use as a 6-bedroom HMO and Planning Permission and Listed Building Consent for associated alterations

1 St. Chad's Street, London WC1H 8BD



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Design & Access and Heritage Statement, May 2018

1.0 Introduction

- 1.1 This statement is to support the application for a Certificate of Lawfulness for the use of 1 St. Chad's Street as a 6-bedroom HMO, as well as planning consent and listed building consent for various alterations proposed to upgrade the property.
- 1.2 In this statement we discuss the site, surroundings and planning history. We then set out how the use as an HMO complies with legislation, provide details of the proposed alterations, and consider the heritage issues and policy compliance.

2.0 Site and surroundings

- 2.1 The site is located off Grays Inn Road in King's Cross, to the south-east of King's Cross station. It consists of a Georgian end of terrace property. The terrace comprises seven properties, which would originally all have been residential, however Nos. 2-7 are now a hotel. All the properties have five storeys, including lower ground floors and mansard roofs (although the mansard roof at No. 1 is a recent addition, permitted in 2003). The terrace (Nos. 1-7) is Grade II Listed and is within King's Cross Conservation Area.
- 2.2 The street has a mix of uses and building ages / styles. Adjacent to the application site to the east is a Subway. Opposite there are some further Georgian buildings as a well as a modern building housing the Eleventh Church of Christ. Further to the west are the Birkenhead Street Estate and Zenith House, both more modern residential buildings.

3.0 Planning history

- 3.1 The planning history of the site is shown in the table below.

Table 1: Planning history

Planning ref.	Description	Decision	Date
2016/5716/L	Internal alterations and external alterations associated with the conversion of the existing single family dwelling to provide 2 flats (1x 4 bedroom and 1x1 bedroom), and erection of external staircase from basement to ground floor level within front lightwell, new entrance gate within ground floor front railing, new balustrade around rear stairs at garden level and internal alterations (Class C3).	Granted	Oct 2016

2016/5414/P	Conversion of existing single family dwelling to provide 2 flats (1x 4 bedroom and 1x1 bedroom) and erection of external staircase from basement to ground floor level within front lightwell, new entrance gate within ground floor front railings and new balustrade around rear stairs at garden level (Class C3).	Refused	Oct 2016
2016/2074/L	Internal alterations associated with the conversion of dwelling to provide 5 flats (5x1 bed) and erection of single storey rear ground floor extension	Refused	Apr 2016
2016/1227/P	Conversion of dwelling to provide 5 flats (5x1 bed) and erection of single storey rear ground floor extension	Refused	Apr 2016
2014/0358/L	Internal and external alteration for the erection of three storey rear extension at basement, ground and first floor level following the excavation at basement level and conversion of house to 3 residential flats (1x1 bed, 1x2 bed and 1x3 bed). Installation of new staircase to front lightwell	Withdrawn	May 2014
2014/0416/P	Erection of three storey rear extension at basement, ground and first floor level following the excavation at basement level and conversion of house to 3 residential flats (1x1 bed, 1x2 bed and 1x3 bed). Installation of new staircase to front lightwell.	Withdrawn	May 2014
LSX0304196/L	Erection of a roof extension in connection with existing dwelling house.	Granted	Jul 2003
PSX0304129/P	Erection of a roof extension in connection with existing dwelling house.	Granted	Jul 2003
LS9704525	Approval of details of structural design, new doors, chimney pieces, landscaping and relocated services, pursuant to additional conditions 3(a-f), 5 and 6 of listed building consent (Reg.no.LS9604329) dated 6th March 1997, as shown on drawing numbers 031/10A, /11A, /17A, /23, /30, /31, /32A, /33, /35B, /36A, /40A, /41A, /42A, /43A and /44.	Granted	Jun 1997

LS9604329	Internal and external alterations, as shown on drawing Nos: (031) 01-08, 10-17	Granted	Dec 1996
9470128	External and internal alterations; as shown on drawings numbered 0293/01 02 03 04 05 06 07 08 09 12 and 13.	Granted	May 1994
8870030	Reinstatement of period glazing to ground floor front window as shown in three accompanying photographs.	Granted	Feb 1988

- 3.2 The planning history shows that listed building consent has been granted for many alterations over the years. The most recent planning applications were for conversion of the property into flats. As these have been refused, the applicant has decided to seek a Certificate of Lawfulness for the 6-bedroom HMO use.

4.0 Certificate of Lawfulness – use as a 6-bedroom HMO

- 4.1 The General Permitted Development Order (GDPO) (2015) Part 3, Class L allows the change of use, without planning permission, from a dwellinghouse (use class C3) to a small shared house (use class C4).
- 4.2 The Town and Country Planning (Use Classes) Order 1987 (as amended) defines use class C4 as “small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.”
- 4.3 Houses shared by more than six people are a “sui generis” or miscellaneous use class, therefore planning permission is needed to change from a dwellinghouse to this use.
- 4.4 This means that the applicant does not need planning permission to use the house as a shared property for six people.
- 4.5 The plans show that the property will have six bedrooms. All of these will be single bedrooms, and all exceed the Government’s required minimum single bedroom size of 7.5 sq. metres¹ as well as Camden’s own standard of 9 sq. metres². The property will have a shared kitchen/diner which will measure 17.5 sq. metres, exceeding the Camden standard of 15 sq. metres for a kitchen/diner shared by 6 people. There will be four bathrooms, exceeding the Camden requirement for two.

¹ Technical housing standards – nationally described space standard (March 2015)

² Camden Minimum HMO Standards (May 2016)

5.0 Planning and Listed Building Consent

Proposed alterations

- 5.1 On the lower ground floor, a wall will be reinstated to separate the kitchen/diner from bedroom 1. We assume there was an original wall in this location. The external door, glazed side panel and window will be replaced with timber framed windows and doors to match the original. The window will have three sections all of which will be vertical sliding sashes
- 5.2 The under pavement vaults will be used for a bathroom and a plant room.
- 5.3 The kitchen extract will need to be routed several metres to the rear wall; a slimline duct is proposed, fixed to the ceiling and lined in plasterboard.
- 5.4 On the upper ground floor will be bedroom 2 and a bathroom, which will be newly fitted-out.
- 5.5 On the first floor will be two further bedrooms. The second and third floors will each have a bedroom and a bathroom, again newly fitted out.
- 5.6 In addition:
- All original internal doors that have been replaced will be reinstated with traditional 6-panel Georgian-style timber doors with a white painted finish.
 - The staircase will be replaced with a matching staircase in the same material, finish, style and design as the existing staircase.
 - All existing covings and cornicings will be retained.
 - Proposed kitchen and bathroom extract ventilation terminals will be in traditional brown clay air brick.
 - New glass edge guarding is proposed to the lightwell edges – these are currently unguarded and unsafe.
- 5.7 Some internal doors are to remain fixed shut in order to provide separation between rooms.
- 5.8 No changes are proposed to access arrangements.

Heritage

- 5.9 The site is within King's Cross Conservation Area (22) and the building itself is a heritage asset, being Grade II Listed.
- 5.10 In accordance with paragraph 128 of the National Planning Policy Framework (NPPF, 2012) we are required to describe the significance of the heritage asset. Significance is defined within the NPPF as "the value of a heritage asset to this and

future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

- 5.11 To assess significance, the guidance provided in Historic England's Good Practice Advice in Planning 2 (Managing Significance in Decision-Taking in the Historic Environment) and 3 (The Setting of Heritage Assets) has been followed.
- 5.12 The King's Cross Conservation Area was initially designated by the Greater London Council (GLC) in March 1986 and was extended in 1991 and 1994. The significance of the Conservation Area is its history and the character and appearance of the buildings.
- 5.13 The Conservation Area Statement (2004) states that St. Chad's Street was developed for standard Georgian housing from the 1820s. Para. 4.2.106 states that:
- "Nos. 1-7 St Chad's Street form a consistent terrace of grade II listed, three-storey properties, plus basement and - in the case of nos. 2-7 - mansard roof extensions. This fine terrace dates to c1827 and is constructed of yellow stock brick and incorporates round arched doors and windows at ground floor, windows in blind arched recesses at first floor and flat arched windows at second floor, ornate cast iron balconies at first floor and railings around small front areas."
- 5.14 1-7 St. Chad's Street is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. It was listed on 14 May 1974 (list entry number 1246162).
- 5.15 The Historic England website³ describes the terrace as follows:
- "Terrace of 7 houses, Nos 2-7 in hotel use. c1827-9. Yellow stock brick, Nos 2-5 and 7 painted. Stucco 1st floor sill bands. Nos 2-5 painted channelled cement ground floors. Nos 2-5 slate mansard roofs with dormers, added post 1974. 3 storeys and basements. 2 windows each. Round-arched ground floor openings. Nos 1-5 doorways with stucco architraves, fluted quarter Doric columns carrying cornice-heads; fanlights (No.1 patterned) and panelled doors. No.6 with fluted quarter Doric columns carrying cornice-head; fanlight and panelled door. No.7, C20 doorway with glazed door. No.1 with coloured glass margin lights. Nos 2-5 ground floor sashes with architraves. Gauged brick flat arches to upper floor sashes (No.7 casements); 1st floor in shallow round-arched recesses with cast-iron balconies. Parapets. INTERIORS: No.1 with original staircase, cornices, fireplaces and fittings. The others not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn and disc

³ www.historic-england.org.uk

finals to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras IV): London: -1952: 110)."

- 5.16 The significance of 1 St. Chad's Street therefore is its design and materials, and its location on the terrace and in the Conservation Area alongside other similar buildings.

Compliance with planning policy

- 5.17 With regard to listed buildings, the NPPF states the following (para. 132):

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."

- 5.18 The proposed works comply with the NPPF because the heritage asset will not be harmed. The proposed works will in fact upgrade and restore the building. There will be no adverse impact on the special character of the building or its setting in the Conservation Area.
- 5.19 The Camden Local Plan (2017) states at Policy D2 Heritage that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset. With regard to listed buildings, proposals for alterations will be resisted where this would cause harm to the special architectural and historic interest of the building.
- 5.20 As stated, the proposal will not cause any harm to the heritage asset, in fact it will enhance it by restoring original features. Therefore the proposal complies with the Local Plan.
- 5.21 The Conservation Area Statement says that alterations to existing buildings in the conservation area will not be permitted if they will have a detrimental impact on the character and appearance of the area, and sets out examples of inappropriate development. The proposal does not include any of the elements listed as inappropriate. It will not adversely affect the character or appearance of the area, it will improve it by restoring original features such as doors and windows.

6.0 Summary

- 6.1 1 St. Chad's Street is in the King's Cross Conservation Area and is part of the Grade II listed 1-7 St. Chad's Street.
- 6.2 The proposal for a 6-bedroom HMO at 1 St. Chad's Street is permitted development in accordance with the GDPO 2015. The HMO meets all national and local HMO standards.
- 6.3 The proposed alterations will upgrade and enhance the property. There will no adverse impact on the Conservation Area. The proposal will not cause harm to the special character of the listed building or its setting.
- 6.4 No changes are proposed to access arrangements.
- 6.5 The proposed alterations comply with national and local policy and should therefore be approved.