

Agreed
AB 8/9

Address:	21 Barter Street London WC1A 2AH	
Application Number:	2005/1075/P	Officer: Tania Skelli-Yaoz
Ward:	Holborn & Covent Garden	Case File: 2005/1075/P
Date Received:	14/03/2005	
Proposal:	Change of use from training centre (Class D1) to residential (Class C3) to provide 8 x 1 bed, 2 x 2 bed and 3 x 3 bed self contained flats.	
Drawing Numbers:	Site Location Plan ME1 and ME2; 2727/D/02/A; 03; 04/D; 05/C; 06; 07/A; 08; 09; 10; 11/C; 12; 13; 14; 15, Report of Structural Implications of Proposed Residential Conversion	
RECOMMENDATION SUMMARY: Granted Subject to a Section 106 Legal Agreement		
Related Application:	Listed Building Consent	
Date of Application:	14/03/2005	
Application Number:	2005/1076/L	Case File: 2005/1076/L
Proposal:	Internal and external works to include; interior to be stripped out and re-fitted with partitions, existing single storey extension to the rear lightwell to be removed, re-instatement of window openings, secondary glazing to windows, existing roof, external walls and external joinery to be repaired as required to match existing in association with residential change of use As shown on drawing numbers: as above	
RECOMMENDATION SUMMARY: Granted subject to conditions		
Applicant: Grandsoft Ltd	Agent: Morfou Evans Premier House 44-48 Dover Street London W1S 4AZ	

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING DEPT
08 SEP 2005
RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	D1 Non-Residential Institution		1,113m ²
Proposed	C3 Dwelling House		1,113m ²

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>	-	-	-						
Proposed	<i>Flat/Maisonette</i>		8	2	3					

OFFICERS' REPORT

Reason for Referral to Committee: the creation of 13 residential flats from the change of use of an existing building and involves the making of a planning obligation under Section 106 for highway and educational contributions and the units to be provided as car-free accommodation.

1. SITE

- 1.1. The subject site is a three-storey plus basement grade II listed building within the Bloomsbury Conservation Area. The building is currently vacant and was formerly used as a training centre (linked to a training centre at 17-19 Barter Street next door) in association with offices at 2-3 Bloomsbury Square. The immediate surroundings are characterised by a mix of residential and office uses.

2. THE PROPOSAL

Original

- 2.1 The proposal has been submitted in order to provide off-site housing in association with an office/retail proposal at 125 High Holborn, in accordance with policy RE5 Alteration no. 2. The sites are close to one another. The off-site provision includes a mix of affordable and private housing, of which the latter is the subject of this application. The subject site provides 1,113sqm of residential floorspace, which accounts to 46% of the total housing provision required by policy RE5 and has been incorporated into the section 106 legal agreement of 125HH.
- 2.2 Permission is sought in order to change the use of the training centre to residential use, to provide 13 flats on the private market.

3. RELEVANT HISTORY

- 3.1 1979 permission for change of use to accountant training personal for Coopers and Lybrand and subject to requirement to revert to warehousing on their vacating.
- 3.2 Linked applications: 2005/1082 & 2005/1083 planning permission and conservation area consent granted for the demolition and redevelopment of 9-10 Southampton Place, 3-9 Southampton Row, and demolition and redevelopment behind the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row to provide new office and retail accommodation together with associated plant, servicing and parking on 5th August 2005 subject to a section 106.

4. CONSULTATIONS

Statutory Consultees

4.1 None.

Conservation Area Advisory Committee

4.2 Bloomsbury CAAC: no objection.

Adjoining Occupiers

	Original
<i>Number of Letters Sent</i>	<i>20</i>
<i>Number of responses Received</i>	<i>01</i>
<i>Number in Support</i>	<i>01</i>
<i>Number of Objections</i>	<i>00</i>

4.4 One letter of support was received in favour of increased residential accommodation.

5. POLICIES

Camden Unitary Development Plan 2000

- 5.1 RE2 Residential amenity and environment – complies
- RE5 Mixed use development – complies, subject to section 106
- RE6 Planning obligations - complies, subject to section 106
- EN1 General environmental protection and improvement - complies
- EN13 Design of new development - complies
- EN31 Character and appearance of conservation areas – complies
- EN38 Preservation of listed buildings – complies, subject to conditions
- EC3 Retention of employment uses - complies
- SC1 Retention and new provision of class D1 uses - complies
- HG8 Increasing the amount of residential development - complies
- HG9 Change of use to residential development - complies
- HG13 Provision of amenity space - complies
- HG16 Housing mix in schemes for new residential development - complies
- TR1 Public Transport accessible development – complies
- TR16 Car-free housing development – complies, subject to section 106
- TR17 Residential parking standards – complies, subject to section 106
- TR21 Pedestrians – complies, subject to section 106
- TR22 Cycling – complies
- SCL1 The central London area - complies
- CL2 Light industrial activities - complies
- CL3 Assessment of applications in the Central London Area - complies

Other Relevant Planning Policies

5.2 PPG15

Supplementary Planning Guidance

5.3 Bloomsbury Conservation Area Statement, SPG sections 2.3, 3.13

6. ASSESSMENT

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

6.2 Land use

As the site was linked to offices and provided in-house accountancy training it appears that the site did not provide for a community use that would have been available to the local residents. However, the situation at this site needs to be considered as follows; the formal training consent sought reversion to a warehouse on departure of Coopers and Lybrand and included an informative that the building was suitable for light industrial use. However, training has been established since 1979, and there are a number of consents given at around that time for alternative uses of the lower floors. The premises do not have features that would make them suitable for flexible business uses – most floor to ceiling height are under 3 metres, there are no lifts and there is no off-street servicing. On balance, notwithstanding the condition attached to the formal consent, it is considered that the site is not one that must be retained for employment use. This accords with policies CL2, EC3 as well as SC1.

6.3 Transport

It is considered that residential population and pedestrian movements along the frontage footway of the site will increase. This is an extremely narrow footway insufficient for safe pedestrian access along this side of the street. Given the width of the carriageway is generous a widened footway may be able to be achieved but subject to reorganising parking within the street. Therefore a total sum of £18,910.78 is required in order to improve the pedestrian environment in line with policy TR20 and TR21.

6.4 Car-free designation is required towards the flats to be created, to accord with policies TR16 & TR17.

6.5 10 cycle storage points have been allocated in the basement area, located in a secure room, to comply with policy TR22.

6.6 Design

The proposal is not considered to have an adverse effect on the special interest of the building. Initial concerns over loss of architectural details to the basement were dismissed, following the submission of additional details. No alterations to the western basement area are proposed (kitchen area to be stripped and area to be locked shut). The external rear elevation alterations are acceptable as proposed windows are to match existing and the removal of the unsympathetic AC units, piping and metal flue is considered an additional benefit. External front elevation proposals to include new windows to match existing, repair of roof, external walls and joinery are considered an additional benefit. Conditions regarding the proposed glazing and other details are to be added.

6.7 Housing

The proposal includes 13 flats laid over four floors as follows; basement & ground 4 x 1-bedroom, 1 x 3-bedroom, 1st floor 1 x 1-bedroom, 2 x 2-bedroom and 1 x 3-bedroom and 2nd floor 3 x 1-bedroom and 1 x 3-bedroom unit. The proposed mix is considered acceptable and accords with policy HG16.

6.8 Housing is to be provided in the open private market, as mentioned above. The proposed accommodation standards are acceptable and accord with SPG guidelines.

6.9 Given the housing provision is above the required threshold of 5 new units, the 2 x 2-bedroom and 3 x 3-bedroom units are required to contribute towards local educational facilities (total sum: £32,906).

6.10 Amenity

The only access to outdoor space is provided for one of the units at ground floor level, however, given the constraints of the site this is considered acceptable. The site is within walking distance of Bloomsbury Square and Russell Square. There are no other amenity issues arising, other than mentioned in the transport section.

7. CONCLUSION

7.1 Accordingly, it is recommended to grant planning permission subject to section 106 to include car-free, educational contributions and financial contributions towards highway works elements and grant listed building consent subject to conditions.

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. SECTION 106 HEADS OF TERMS

(1) Educational contributions for 2 x 2-bed and 3 x 3-bed units of £32,906.

(2) The development to be provided car-free.

(3) Contribution to highways improvements of £18,910.78.

10. RECOMMENDATIONS

10.1 That planning permission be granted subject to section 106 agreement and conditions.

10.2 That listed building consent be granted subject to conditions.

10.3 That in the event of the section 106 agreement not being completed in a satisfactory and timely manner to refuse planning permission for reasons relating to unacceptable impact on highways and local transport system and local educational system.