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London Borough of Camden
Regeneration and Planning
Development Management
Town Hall
Judd Street
London
WC1H 8ND

Our ref: 10033

08 February 2021

Dear Sir/Madam

1 Fitzroy Mews, London, W1T 6DE: Proposed Change of Use from Live/Work Unit (Sui Generis) to a Single-Family Dwelling House (Class C3)

Bell Cornwell LLP has been instructed by our client Flavia Estates ('the Applicant') to submit a planning application for full planning permission to the London Borough of Camden ('the Council'). The application relates to proposals at No. 1 Fitzroy Mews, W1T 6DE ('the Site').

The proposals comprise the change of use of circa 12sqm of 'workspace', to create a single-family dwelling house (Class C3).

This planning and design statement should be read in conjunction with the submitted supporting information comprising of:

- Site Location Plan.
- Existing Floor Plan.
- Proposed Floor Plan.
- Photographs of the property.

This application has been submitted via the planning portal (ref: PP-09491837). The requisite planning application fee of £462.00 has been paid via BACS to the London Borough of Camden.

Site Description

The site comprises a live work unit with a total floorspace of 119 sqm. Of this, circa 12 sqm is given over to 'workspace' divided between two rooms measuring approximately 8sqm on the ground floor and 4sqm on the second floor, to the rear of the property.

The site, as shown below, is located at the end of Fitzroy Mews and is of a 'cul-de-sac' nature. The property, arranged over four storeys, is neither a statutory nor locally listed building. It is

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situated within the Bloomsbury Conservation Area. The adjoining property, No. 1A Fitzroy Mews, is in use as a single-family dwelling house.

Level access to the main door of the property is taken directly from the Fitzroy Mews. Although there is no dedicated parking or associated garage, on street parking is available to the front of the property.

The wider area is characterised by a mix of uses, although, predominantly residential, including ground floor commercial uses along Cleveland Street, a Neighbourhood Centre, and the Grade II star listed residential buildings facing Fitzroy Square. To the north of the site is the Southbank International School which fronts Conway Street. This mix of uses in the area is typical of such a location within the Central Activities Zone (CAZ).

The site is highly accessible and has a PTAL rating of 6b (Best), with Great Portland Street and Regents Park tube stations both within close walking distance.

The Environment Agency Flood Map shows the site is situated in Flood Zone 1, the lowest category of flood risk.



The Proposed Development

The application relates to the following development:

'Change of use from a live/work unit (sui generis) to a single-family dwelling house (C3) (the 'Proposed Development').

The Proposed Development is for the change of use of the existing 12 sqm of office floorspace, as identified on the Existing Plan, to create a single-family dwelling. The Proposed Plan illustrates the layout of the new residential unit, maintaining the access from Fitzroy Mews.

No amendments to the externals of the building are proposed. As the proposals are akin to the existing domestic use of the wider property, in keeping with the surrounding area, there are no impacts upon existing residential amenity in terms of loss of light, outlook, overlooking and overshadowing.

Planning History



A review of the Council's online planning register identifies the following relevant planning applications as pertaining to the site:

- Change of use including works of conversion from 6x Class B1 units to 4x single family dwelling houses (Class CE) and 6x live/work units (sui generis), plus provision of integral garages to nos. 4, 5, 7 & 10 and associated front elevational changes to ground floors – App Ref: 2006/0308/P

As per clause 4.3.1 of the associated S106 Agreement (dated 12th May 2006), the "Work Areas", as identified on the drawings, are required to be:

"Occupied exclusively for purposes within Class B1 of the Use Class Order".

Since the granting of the original consent for the redevelopment of Fitzroy Mews, a number of planning applications have been approved for the change of use from work/live units to a single-family house. Those planning permissions set a strong precedent and basis for the proposals sought at No.1 Fitzroy Mews. The properties granted permission include:

- No.9 Fitzroy Mews – Application Reference 2010/6875/P – Granted 13th July 2009.
- No. 11 Fitzroy Mews – Application Reference 2011/4080/P – Granted 7th November 2011.
- No.10 Fitzroy Mews – Application Reference 2014/3575/P – Granted 9th September 2014.
- No.8 Fitzroy Mews – Application Reference 2020/5569/P – Pending decision.

Planning Assessment

The existing 'work areas' within the property share access through the front door of the house. The ground floor 'work area' shares the floor with the domestic kitchen and the second floor 'work area' with the bathroom of the bedroom. The size of the offices are adequate for single person use, but are not functional for group meetings or team use.

As the main proportion of the property is given over to and designed for domestic use, the floor to ceiling heights, along with the general arrangement of the offices, constrain any opportunity to upgrade their functionality to meet modern demands.

The ground floor office does not benefit from any natural light or ventilation. The location of the smaller second floor office makes it difficult to access, and conflicts with the wider domestic use of the property.

As demonstrated within the site and surroundings section, the site is located within a predominantly residential area. The proposed minor loss in office floorspace to residential will have little, if any, detrimental impact on employment floorspace targets. The existing floorplate was neither designed to nor able to accommodate a modern flexible office use and is unable to compete with the more modern office provision available in the area.

The proposed use of the property solely for domestic use would not preclude the occupiers to work from home in an ancillary nature to the residential use. The use of mobile technology allows



occupants to work unhampered throughout the building. Given this, combined with the small size of office floorspace, the proposed loss would not detrimentally impact upon the economic viability of the area.

No external changes are proposed and as such the development would not harm the amenity of any adjoining residential occupiers in terms of noise, loss of light, outlook, enclosure or privacy.

In light of the above assessment, the proposed development is in general accordance with the policies of the adopted Camden Local Plan (2017), most notably policies E1, H4 and H7.

Conclusion

The Proposed Development will make effective use of outdated and redundant office floorspace to deliver much needed family housing appropriate to the role and function of the CAZ.

The proposed change is akin to the wider domestic use of the property and residential use (C3) of the surrounding area. The residential unit created will sit harmoniously within the context of the existing property and will utilise the existing services at no detriment to existing residential amenity.

It has been demonstrated that the scale and nature of Proposed Development is acceptable, given development plan policy and relevant material considerations, and so should be granted full planning permission.

Should you have any queries regarding the above please do not hesitate to contact me directly via the contact details below. We look forward to receiving confirmation from you that the planning application has been validated in due course.

Yours sincerely,

BELL CORNWELL LLP



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