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# Planning and Heritage Statement

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15 Great James Street

## 1. Introduction

- 1.1. This statement has been produced on behalf of our client to support a planning and listed building consent application following development at 15 Great James Street, WC1N 3DP

*Change of use of the premises and extensions as being implemented under consents (2019/3871/P and 2019/4344/L comprising the excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope) from Use Class E (Commercial, Business and Service) to a single residential dwelling (Use Class C3), with minor additional external amendments to suit residential use including additional roof light at ground floor level and new windows to the rear concealed courtyard.*

- 1.2. Planning permission and listed building consent (2019/3871/P and 2019/4344/L) was granted on the 11<sup>th</sup> June 2020 for the following development:

*“Excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope all to no. 15; Installation of glazed balustrade to rear parapet across nos 14 and 15 (Use Class B1)”*

- 1.3. The physical works relevant to applications refs. 2019/3871/P and 2019/4344/L are currently under construction. This application seeks an alternative use of the building and the implemented works (formerly consented as Use Class B1) as a single residential dwelling (Use Class C3). As these physical works have already been consented and are underway, this application and assessment will focus on the alternative use of the premises as a single house, and the internal changes required to suit the residential use.

- 1.4. A previous application (2013/3404/L and 2013/3117/P) for change of use to residential from office was granted on the 22<sup>nd</sup> January 2014. The officers report outlined that the Council welcome, from a heritage perspective, the reinstatement of the property as a single family dwelling, and proposals to do so would preserve the special interest of the listed building and the character and appearance of the conservation area.

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1.5. This statement provides background information relating to the site, provides details of the proposal and addresses the key planning and heritage considerations. This statement has been set out under the following headings:

- Section 2 – Site and surroundings
- Section 3 – Planning history;
- Section 3 – Proposal;
- Section 4 – Planning policy framework;
- Section 5 – Planning considerations;
- Section 6 – Conclusions

1.6. This statement should be read in conjunction with the following documents:

- Proposed plans prepared by Peek Architects
- Design and Access Statement prepared by Peek Architects;

## 2. Site and Surroundings

### Site Location

- 2.1. 15 Great James Street is located on the Eastern side of Great James Street, and located one property from the corner of Northington Street.

### Site Description

- 2.2. The property is an 18th century terrace three storey building plus basement, set in a street of Georgian design. It is constructed of yellow brickwork with segmented red brick window arches and quoins, the roof finish is of clay tile.



*Google streetview image of the front of the property*

### Site Designations

- 2.3. The property forms part of a Grade II\* listed terrace (Nos. 3-16 inclusive). The listing describes the buildings being constructed from brown brick with some later refacing in multi-coloured stock brick. The terrace comprises of four storey properties with three windows per floor across the front elevation which establishes a rhythm along the terrace of repeated window and door openings. The buildings on the opposite side of Great James Street are a mix of both Grade II and Grade II\* listed. The property also benefits from elements such as architraved door cases and a timber panelled front door which is found in other properties along the street.

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- 2.4. The site is located within the Bloomsbury Conservation Area. Great James Street and Bedford Row are a sub-area within the wider conservation area which is noted for townhouses being built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure.
- 2.5. Although Great James Street shares many of the characteristics of the main streets (Great Bedford Street John Street etc.), it is generally narrower and less grand in nature. The townhouses in Great James Street are particularly well preserved which is acknowledged by the Grade II\* listing. The conservation area appraisal notes that whilst the properties were once all in residential use the area is now mixed with both residential and commercial uses.

## Site Use

- 2.6. The site is currently in existing lawful use as office (Use Class E) as evidenced in the planning history. Whilst permission has been granted in the past for change of use to residential, this permission was never implemented.

## 3. Planning History

3.1. A summary of the planning history is set out in the table below.

Ref	Description of Development	Decision	Date
29432(R)	Change of use of the ground floor from offices to use for educational purposes	Granted	29/10/1979
2013/3404/L 2013/3117/P	External alterations to include rebuilding rear building elevation following demolition of existing rear extensions, dormer roof extension and associated internal alterations in association with the conversion of existing office (Class B1a) into single family dwelling (Class C3)	Granted	22/01/2014
2016/2297/P	Enlargement of ground and lower ground floors rear extensions by repositioning the rear elevation, to 'change of use of office building to single family dwelling to include erection of two-storey rear extension at lower ground and ground floor level following demolition of existing two storey extension' approved under planning application 2013/3117/P dated 22/01/14	Refused	12/08/2016
2019/3871/P 2019/4344/L	<i>14 and 15 Great James Street</i>  Excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope all to no. 15; Installation of glazed balustrade to rear parapet across nos 14 and 15 (Use Class B1)	Granted (Subject to S106 agreement)	11/06/2020
2019/6355/P 2020/0294/L	Installation of one air-conditioning unit within louvred enclosure above rear extension at fourth floor level	Granted	09/09/2020

### Relevant planning history

*2013/3117/P and 2013/3404/L*

- 3.2. Planning permission and listed building consent was granted for the change of use of existing office building (Class B1a) to single family dwelling (Class C3), to include the erection of a two-storey rear extension at lower ground and ground floor level with terraces at ground and first floor level following demolition of existing two storey extension, alterations to rear façade, and erection of dormer and terrace at rear roof level. (ii) External alterations to include rebuilding rear building elevation following demolition of existing rear extensions, dormer roof extension and associated internal alterations in association with the conversion of existing office (Class B1a) into single family dwelling (Class C3).
- 3.3. The officers report which recommended approval stated the following which is relevant to this application:
- The street was originally laid out as residential, but many of the houses were converted to an office use. This trend is slowly reversing, with more houses in Great James Street and neighbouring streets returning to their original residential use.
  - It is accepted that the building is only suitable for office use and would not be suitable for any alternative business use. The LDF acknowledges that the future supply of offices in the borough, particularly in Kings Cross and Euston, can meet projected demand.
  - Policy DP13 states that when it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses. Moreover, paragraph 51 of the NPPF states local planning authorities should “normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.”.
  - There have been numerous recent permissions granted for similar applications in the immediate vicinity, including John Street, John Mews and Great James Street itself. All these permissions involved a change of use from office to residential. In all cases it was accepted that there was a surplus of office space in the borough, high vacancies in the area and more office space coming on line in Kings Cross and Euston. Additionally, all the sites were listed buildings dating from the 18th century that were originally residential properties and were not suitable for any alternative business use other than office. In light of the above, the loss of employment floorspace is considered to be acceptable in this instance, and would not be contrary to policies CS8 and DP13.

- The Council welcome, from a heritage perspective, the reinstatement of the property as a single family dwelling, and the proposal is considered to preserve the special interest of the listed building and the character and appearance of the conservation area.

*2019/3871/P and 2019/4344/L*

- 3.4. Planning permission and listed building consent (2019/3871/P and 2019/4344/L) was granted on the 11<sup>th</sup> June 2020 for the excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope all to no. 15; Installation of glazed balustrade to rear parapet across nos 14 and 15 (Use Class B1).
- 3.5. The physical development of the works outlined above are currently underway and confirmation of the implementation was submitted to Camden Council to notify the Council that the works were implemented on the 19<sup>th</sup> July 2021.

*Similar permissions*

- **14 Great James Street** (2013/3114/P & 2013/3403/L) - Change of use of existing office building (Class B1a) to residential unit (class C3), with alterations to include the erection of a two-storey rear extension at lower ground and ground floor level with associated roof gardens and a balcony to the rear at first floor level – Granted 22<sup>nd</sup> January 2014.
- **11-12 Great James Street** (2010/6705/P & 2010/6707/L) - Revision to planning permission (ref: 2008/1141/P) granted on 31/03/2009 for the change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level. Revision comprises the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 rooflights at number 11 - Granted 28/04/2011
- **31 Great James Street** (2013/3492/P & 2013/3698/L) - Change of use from solicitor's office and (part) residential to a single dwellinghouse (Class C3) including associated external alterations and replacement of single storey rear extension - Granted 16/09/2013



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- **16 John Street** (2012/5456/P) - Change of use from office (Class B1) to single dwellinghouse (Class C3). Granted 12/02/2013 20 John Street 2013/1479/P & 2013/1397/L Change of use of office (Class B1) to residential (Class C3) to create 5 flats and 1 mews house, and alterations to include, enlargement of front lightwell, addition of lightwell and railings to Roger St. elevation, insertion of windows and entrance door to proposed mews house on Roger St. elevation, reinstatement of basement level to non-original extension including roof terrace at 20A John St, insertion of 3 windows at front lower ground level of 20 John St., minor alterations to front railings, and the installation of a new refuse lift from basement lightwell to street level – Granted 12/02/2013
- **27 John Street** (2012/2735/P) - Change of use from publisher's office (Class B1) to dwelling house (Class C3) - Granted 22/04/2013
- **25 Johns Mews** – (2012/4925/P & 2012/5150/L) - Change of use from office at ground floor (Class B1) and flat on first floor (Class C3) to a single dwellinghouse (Class C3), including creation of roof terrace with privacy screen on flat roof, installation of 2 rooflights and external alterations to fenestration. Granted 26/03/2013

## 4. Proposals

- 4.1. As outlined previously, this application seeks the change of use of the premises and extensions as being implemented under consents (2019/3871/P and 2019/4344/L comprising the excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope) from Use Class E (Commercial, Business and Service) to a single residential dwelling (Use Class C3), with minor additional external amendments to suit residential use including additional roof light at ground floor level and new windows to the rear concealed courtyard.
- 4.2. The physical works consented in 2020 have been implemented and are currently underway, this application does therefore not seek to “reapply” for these physical changes as they can lawfully be carried out but rather seeks the use of the premises as will be completed as a single dwellinghouse. There are number of internal changes required to suit the residential use of the property as it was originally intended which are set out in detail in the accompanying design and access document prepared by PEEK Architecture. These works include adding in kitchen, en-suites, bathroom, guest WCs and utility, and retaining reception rooms for bedrooms and living rooms.
- 4.3. In addition to the physical works already granted consent and being implemented and built out, this application seeks to make the following additional external changes:
- Lightweight staircase for access to terrace, with 2 no. glass panels in terrace (one walk-on roof light was previously consented)
  - New rear windows to ground and lower ground of consented rear extension, to enclosed rear courtyard.

## 5. Planning policy framework

5.1. This section outlines the relevant national and local planning policies against which the proposals are considered.

### Policy Framework

5.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan for an area, unless any material considerations indicate otherwise. In this case the development plan comprises:

- The London Plan (2021)
- Camden Local Plan (2017)

5.3. Reference is also made to the Bloomsbury Conservation Area Appraisal (dated October 2011).

### Other Material Considerations

#### **National Planning Policy Framework (2019)**

5.4. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in determining planning applications. The NPPF maintains the presumption in favour of sustainable development (paragraph 11) which is defined in paragraph 8 as incorporating the economic, social and environmental elements.

#### **Heritage**

5.5. The NPPF also covers proposals which affect heritage assets – at paragraph 192 the document lists the relevant considerations, which include the desirability of new development making a positive contribution to local character and distinctiveness. The next paragraph states that the impact of development on the significance of a designated heritage asset should be assessed, and the more important an asset, the greater the weight should be given to the asset's conservation.

- 5.6. Any harm should be justified clearly and convincingly. These paragraphs are to be applied in conjunction with the statutory tests under s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that special regard needs to be paid to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest, and S72 of the same Act that states that special attention should be paid to preserving or enhance the character and appearance of Conservation Areas.
- 5.7. Paragraph 193 of the NPPF states that when determining applications, Local Planning Authorities should take account of the desirability of sustaining the heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.8. There is a duty under S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the 'desirability of preserving or enhancing the character or appearance' of the conservation area, which should be applied in conjunction with paragraphs 195 and 196 of the NPPF which deal with the consideration of development that causes 'substantial harm' or 'less than substantial harm' to designated heritage assets.

## 6. Planning considerations

6.1. This section of the Planning Statement, assesses the proposals against the Development Plan Policies.

The main issues considered are:

- Land Use
- Impact of the proposals on the Listed Building and the Conservation Area
- Affordable Housing
- Residential Amenity
- Highways

### Land Use

6.2. This application proposes the conversion of the existing Use Class E office floorspace (as implemented under 2019/3871/P and 2019/4344/L) to its original use as a single family dwelling. The property was originally built as a single family dwelling as part of the wider terrace along Great James Street.

6.3. Paragraph 192 of the NPPF (2019) states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

6.4. The NPPG chapter on the historic environment advises at paragraph 16 that where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. In respect of what constitutes the optimum viable use of a heritage asset and how it is taken into account in planning decisions, paragraph 15 advises that it is important that any use is viable not just for the owner but for the future conservation of the asset. If there are a range of economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes but also as a result of wear and tear and likely future changes.

- 6.5. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
- 6.6. The restoration of the building back to its original residential use is considered to represent the optimum viable use of this Grade II\* heritage asset. As set out later in this report, this is considered to represent a significant heritage benefit and is a use that will secure the long term future conservation of this asset and also is the most appropriate use for the building in terms of its significance as a Grade II\* listed building, one that in the future will require the least changes to the building.
- 6.7. Appendix 1 of this planning statement includes some photographs of the current state of the property. Due to being vacant for a number of years, it has fallen into a state of disrepair, and is in need of repair works to be bring it back to its optimum viable use which is as a residential property.
- 6.8. As working environments change, the pressure to adapt buildings and make them more suitable and accessible for workplace expectations and technological requirements will grow. The ability of what was originally an 18th Century townhouse to meet future workspace requirements without internal change is limited. The building is far more suitable for residential use and by turning it back to a single dwellinghouse restores its original use and purpose. The use as a single dwellinghouse represents long term security for the property and the ability for it be carefully and properly maintained, far more so than as office space.
- 6.9. Policy E2 of the Camden Local Plan states that the Council will development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction:
- a. the site or building is no longer suitable for its existing business use; and*
  - b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.*
- 6.10. The justification to the policy explains that in considering whether or not the loss of a business use is acceptable, a number of matters will be considered. The suitability of the location for any business use and whether business use is well related to the nearby land uses. Whether the premises are in a condition to allow the use to continue and the flexibility of the space to allow for a range of unit sizes and suitability for small businesses.

- 6.11. Great James Street and the surrounding streets are relatively quiet streets and have a strong residential character and feel to them. Business use that does exist is primarily office and is interspersed amongst the residential. A number of offices in former town houses have been converted back to residential use. The return of the property back to residential use would be entirely in keeping with the character of the area and the nearby land uses.
- 6.12. The existing office space is currently laid out in an inefficient manner due to the constraints imposed by being a Grade II\* listed building that was built as a town house. This has led to a number of small rooms, narrow circulation spaces with numerous modern partitions incorporated to provide these spaces and accompanying W.C. facilities.
- 6.13. The building is not suitable for meeting future office requirements where there will be greater expectations on accessibility, space and internal environmental conditions. Other commercial uses would not be suitable in this property without significant alterations that would be undesirable in heritage terms and preserving the special architectural and historic interest of this listed building.
- 6.14. The property was originally built as a residential dwelling. It is proposed to provide a family sized unit within this central location amongst a mix of other uses. The Council has witnessed a loss of family-sized properties due to conversion and the change of use back to a residential dwelling would aid in providing a home for a family wishing to live in the central Camden area. The proposals would result in the loss of inefficient office space and the re-provision of a family sized-unit within this central location.
- 6.15. As highlighted in Section 3 above, permission was granted in 2013 (ref. 2013/3117/P and 2013/3404/L) for the change of use of the property from office to residential. The Council acknowledged that the loss of business / office floorspace was appropriate at this location as the building was not fit for current purposes and would not be suitable for any other business uses. It was also acknowledged that the provision of office space around the Kings Cross and Euston area would provide surplus office space within the borough therefore the loss of employment floorspace is considered to be acceptable in this instance, and would not be contrary to the adopted local plan.

- 6.16. This continues to be the case with the current property, as the office floorspace is inappropriate for continued use as a business premises due to accessibility, technological and internal environmental conditions issues which are a key concern for all business operators. In the light of the Covid-19 pandemic employers are looking for more flexible office space with good ventilation and good areas for circulation and space. Due to the space constraints of this Grade II\* listed building refurbishments which would update the office floorspace to meet occupier requirements would be limited and potentially negatively impactful for the property.
- 6.17. It is considered that the loss of office (Use Class E) floorspace continues to be appropriate at this location. The building cannot meet modern requirements for heritage reasons and would not be viable in the long term for business use. It is regarded that the heritage benefits in addition to the provision of a family sized unit within this location overcome the loss of office space within this property.
- 6.18. Ultimately, the proposal to restore the property back to its original single dwellinghouse use, which has to be considered the optimum viable use that will secure the future conservation of the heritage asset, is of very significant weight in the assessment of the proposals and in terms of planning balance can be considered to outweigh any dis-benefit of losing vacant commercial floorspace in this particular area, that is not necessarily fit for purpose in the future. For this reason the proposals are not considered to be contrary to adopted policy.
- 6.19. Whilst the building will not benefit from the new Class MA Permitted Development Right that comes into force on 1st August 2021 relating to the change of use from any use within Class E business, commercial and service to residential due to its listed status, the sentiment behind the introduction of the Right is considered to be pertinent. The Right is being brought in to support the Government's commitment to boost the supply of homes by allowing for more mixed and flexible high streets and commercial areas.
- 6.20. This will not only stimulate the economic recovery post Covid 19 pandemic but also deliver additional homes more easily. This arises from the commitment in the June 2020 Build, Build, Build statement that a wider range of commercial premises will be allowed to change to residential use. This building is empty, was originally residential and is proposed to be returned to residential from a now gone business use, all of which sits within the Government's aspirations to boost the supply of housing, one way being the change of use of redundant commercial buildings.



## Design

- 6.21. The building is currently being refurbished and extended in line consent ref. 2019/3871/P and 2019/4344/L. As such this application does not seek to “reapply” for these design changes again. The works including re-building the rear façade, extending the closet wing and rebuilding the rear lower ground extension two storeys (with part of the lower ground).
- 6.22. In addition to the physical works already granted consent, this application seeks to make the following additional external changes:
- Lightweight staircase for access to terrace, with 2 no glass panels in terrace (one walk-on roof light was previously consented)
  - New rear windows to ground and lower ground of consented rear extension, to enclosed rear courtyard.
- 6.23. The members briefing document for the previous permission did not comment on the single consented walk-on rooflight but confirmed that the given the previously altered nature of the rear, and adjoining design at no. 14, the proposed design of the replacement extensions to no. 15 are considered acceptable and would not harm the character or setting of the listed buildings. The additional minor works to the rear including the additional walk-on rooflight and windows to the ground and lower ground floor would not alter the assessment of the implemented consent.

## Impact of the proposals on the Listed Building and Conservation Area

- 6.24. Policy D2 states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings.

- 6.25. It is considered that reinstating 15 Great James Street back into residential use can be seen to be as a significant heritage benefit. The NPPF states that proposals should seek to secure the optimum viable use for heritage assets even if some harm occurs. The proposals seek to provide a single family dwelling returning the property to its original use. The change of use would preserve the property in a more appropriate manner and ensure its maintenance in the future. The residential use is considered to be more appropriate for the building and would not result in inappropriate interventions which may be required to ensure it complies with modern office standards as time goes on.
- 6.26. The proposals have been driven by improving the current plan form. The proposals would also include the careful removal of the late 20th century interventions which have been made to the building over the course of its use as an office/commercial premises. The application also seeks to where possible replace internal details such as historically accurate fireplaces and detailing within the rooms. Alongside the restoration of the use, these internal changes are also considered to be of significant benefit. We note that these details could be secured via listed building condition.
- 6.27. It is important to note that the proposed alteration to this property have been designed carefully with due regard to the special historic interest of the property to ensure its preservation and enhancement. The proposed works would re-instate the original architectural detailing which will add to the overall significance of the building. The modern alterations currently detract from the building's historic significance. The proposed works to the building would ensure its preservation which is considered to be a substantial heritage benefit to the conversion of the property and these are in accordance with Policy D2.
- 6.28. As outlined previously, the site lies within Bloomsbury Conservation Area. The members briefing document for the previous consent concluded that the proposed internal restoration and alterations have been assessed by Historic England and the Council's Conservation Officer and following the revisions stated in paragraphs 2.1 and 2.2 of this report, are considered acceptable. These amendments have carried through to the proposals subject to this application.
- 6.29. The two minor external alterations sought through this application namely the additional rooflight, and new windows the lower and ground floor courtyard will largely be concealed from views from the wider conservation area and will therefore preserve its appearance in line with Policy D2.

## Affordable Housing

- 6.30. Policy H4 of the Local Plan expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The policy goes on to advise that where affordable housing cannot practically be provided on site, the Council may accept a payment-in-lieu.
- 6.31. The proposals will create a single family dwelling which cannot practically provide affordable housing on-site. As the likely off-set for this development would be a single affordable unit it is not appropriate to provide this unit elsewhere in the surrounding area, therefore a payment-in-lieu would be the most suitable way to comply with policy H4. The payment-in-lieu will be calculated using the guidance provided in the Council's Housing Planning Guidance document prepared by January 2021.

## Residential Amenity

- 6.32. It is not considered that there will be any material harm to the amenity of adjacent occupiers as a result of the proposals. The members briefing document for the scheme granted in 2020 confirmed that overall the scale and siting of the extensions would not result in unduly harmful impacts upon neighbours. The relationship between the properties neighbouring and to the rear would also remain acceptable and typical of a secondary street environment in this part of the Borough.
- 6.33. The internal quality of the proposed residential dwelling is designed to achieve a high standard in terms of layout, outlook, sunlight and daylight. Internally the property will provide good room sizes and all habitable rooms will benefit from natural light and a good outlook. The property does not benefit from a back garden but this is typical of central commercial properties, however the property will have a rear terrace which will provide good useable amenity space for future occupiers.

## Highways

### *Cycle storage*

- 6.34. The London Plan requires two cycle storage spaces for residential units of more than two bedrooms. The submitted plans include cycle storage within the pavement vaults, it is considered that there is sufficient space to store two cycles.

## 7. Conclusions

- 7.1. This application seeks planning permission and listed building consent for the change of use of the premises and extensions as being implemented under consents (2019/3871/P and 2019/4344/L comprising the excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope) from Use Class E (Commercial, Business and Service) to a single residential dwelling (Use Class C3), with minor additional external amendments to suit residential use including additional roof light at ground floor level and new windows to the rear concealed courtyard.
- 7.2. This application seeks the change of the use of the as implemented works from Use Class E (formerly consented as Use Class B1), to use as a single residential dwelling (Use Class C3). As these works have already been consented and are currently under construction, this application and assessment should largely focus on the internal changes required for residential use and the principle of the change of use save for the additional minor external alterations.
- 7.3. A previous application (2013/3404/L and 2013/3117/P) for change of use to residential from office was granted on the 22<sup>nd</sup> January 2014. The officers report outlined that the Council welcome, from a heritage perspective, the reinstatement of the property as a single family dwelling, and the proposals would preserve the special interest of the listed building and the character and appearance of the conservation area.
- 7.4. The proposals for this site present a great opportunity to secure the refurbishment and enhancement of the Grade II\* Listed Building alongside the creation of high quality residential accommodation. The restoration of the original single dwellinghouse use is considered to be of significant heritage benefit and weighs heavily in favour of the proposals in terms of the planning balance.
- 7.5. The existing office building currently provides inefficient floorspace with cramped circulation spaces and is not fit for purpose in terms of providing space that will be flexible and suitable for a range of users. The existing building has been the subject of significant alteration over the years in relation to its use as offices, which are insensitive to the historic integrity of the building. The change of use and internal alterations have been designed as sensitive alterations that better respect the character and history of the building.



7.6. The proposals represent the optimum viable use of this important heritage asset, defined by its Grade II\* status. It is the use that is not only the original use of the building but also the one that will cause the least harm to the significance of the heritage asset. Indeed, it is a use that will greatly enhance the significance of this building alongside the proposed improvements to internal layout and features. All of which can be considered as public benefit by securing the long term future conservation of the building. Any conflict with policy that may exist is outweighed by the public benefit of securing the future use and conservation of this heritage asset.

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## Appendices

### *Appendix 1*



# Planning Statement

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