

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		08/09/2021	
		N/A		Consultation Expiry Date:		10/10/2021	
Officer				Application Number(s)			
Nathaniel Young				2021/3415/P & 2021/4404/L			
Application Address				Drawing Numbers			
30-32 Tavistock Place London WC1H 9RE				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to fenestration; landscaping works; internal refurbishment and other associated works.							
Recommendation(s):		Grant Conditional Planning Permission and Listed Building Consent					
Application Type:		Full Planning Application & Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	0	No. of objections	0		
Summary of consultation responses:		Press notice: 16/09/2021 – 10/10/2021 Site notice: 15/09/2021 – 09/10/2021 No comments were received.					
Bloomsbury CAAC		<u>Objection</u> 1. Continued use of these terraces as hotels and B&Bs should be resisted in favour of more beneficial uses to the significance of these buildings, the conservation area and the central activities zone. 2. Internal alterations do not restore or conserve any elements of historic and architectural interest. They instead intensify the use of the building as a hostel. 3. The bathroom pods installed within the existing room obscure the chimney breast and the plan layout of these rooms.					

4. Internal feature and fittings are of low quality. Installation of the suites require damp-proofing and installation of services through the walls and floors which are some of the only remaining historic elements of the building.
5. Two storey outbuilding is inappropriate in principle. Outbuilding should be of an small domestic size and subordinate to main building. Additional storey would see it take on a new 'mews' type character.

Officer response

1. *The lawful use of the property is a hostel (refused by the Council and then allowed by the planning inspectorate in 1988 – see relevant history below). The Council cannot prevent its continued use as a hostel. Policy E3 (Tourism) also seeks to protect existing visitor accommodation in appropriate locations (such as Central London).*
2. *See section 3.0 (Design and conservation) of this report.*
3. *See section 3.0 (Design and conservation) of this report.*
4. *See section 3.0 (Design and conservation) of this report.*
5. *Officers agree, the applicant has subsequently removed this element of the proposal.*

Site Description

Nos. 30 & 32 Tavistock Place (Oxford House) is currently vacant, it's last known use is as a commercial hostel. The property is located on the southern side of the road, opposite the Tavistock Place Hotel. The properties are centrally positioned within a terrace of 15 houses built during the first decade of the 19th century. At four storeys plus basements the houses within the terrace each have a part-plot width rear wing extension. These vary in style indicative of later modification/rebuilding.

The property forms part of a Grade II listed terrace and is located within the Bloomsbury Conservation Area.

Relevant History

8703597: Change of use from house in multiple occupation to hostel/hotel use. **Refused – Appeal allowed (permission granted) 05/05/1988.**

8800155: Change of use from house in multiple occupation to hotel. **Refused – Appeal allowed (permission granted) 09/08/1988.**

8870079: Works of conversion associated with a change of use from house in multiple occupation to hotel. **Granted 09/08/1988.**

8770347: Erection of a five storey rear extension for hotel use together with erection of a single storey building in the garden for use as staff bedrooms. **Refused 14/11/1991.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

E3 Tourism

T1 Prioritising walking, cycling and public transport
T2 Parking and car free development
T4 Sustainable movement of goods and materials

Camden Planning Guidance 2021

CPG Design
CPG Amenity
CPG Transport

Bloomsbury Conservation Area Statement 2011

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent is sought for:

- Removal of unnecessary service pipes, vents, lights and other unsightly visual clutter
- Replacement of French doors/fire doors with sash windows
- Replacement/reinstatement of bricked up or inappropriate windows with more traditional sash or side hung casement windows
- Replacement of existing front sign
- Installation of bathrooms pods in bedrooms
- Raising of by one step level to allow wastes and services to run in duct below new floor finish without affecting existing floor

1.2 Revisions:

- Removal of all plant equipment
- Removal of additional storey to outbuilding
- Provision of additional information regarding internal works (demonstrating minimal intervention)
- Retention of small upper floor W/C projection
- Replacement of 1980s architraving and skirting and replacement with replica 19th century joinery

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation
- Residential amenity
- Quality of accommodation
- Transport

3.0 Design and conservation

3.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The internal historic arrangement has been divided and changed and decoration mostly removed, to such an extent that the significance of the building has been compromised. The property is in state of disrepair and requires maintenance.

3.3 The proposal would not result in an increase in the number of guests or any further permanent subdivision of the plan form.

Internal

3.4 Significant features such as the cornices, stairs, balusters and handrails are to be retained and repaired like for like. The architraving and skirting from the 1980s is to be removed and replaced with replica joinery modelled on the profiles of the original 19th century joinery which exists in places. The introduction of tall skirting board would be used to creating boxing within which the new piping could be run. There are other minor works which are also considered to be improvements such as the removal of unnecessary, alarms, cabling and trunking.

3.5 The most significant alteration would be the installation of bathroom 'pods' into the bedrooms. The introduction of these pods is what allows the developer to bring the buildings back from near dereliction and re-introduce lost architectural detail. The introduction of the pods is a theoretically reversible intervention, and being $\frac{3}{4}$ (three quarter) room height will not further harm cornice, where it remains, and allows users to easily read the plan form of the room.

3.6 The shower enclosures have been reworked to be pods with an offsite manufactured base and standardised as much as possible. The advantage is that these are fully waterproof and will have all the plumbing and wastes to washbasins and showers built in. Only the WCs are 'freestanding and will connect to stacks etc. The new pod bathrooms will be stacked to minimise the impact from service runs. The amount of connections required and risk of leaks are therefore minimised.

3.7 The floor is also raised by one step level to allow wastes and services to run in duct below new floor finish without affecting existing floor. This ensures no damage to original cornice on floor below.

External

3.8 All external alterations are considered to be beneficial. Removal of unnecessary service pipes, vents and lights and other unsightly visual clutter, replacement of French doors/fire doors with sash windows, replacement/reinstatement of bricked up or inappropriate windows with more traditional sash or side hung casement windows are all considered enhancements.

3.9 The new front sign would be of an appropriate design, scale and location. The new paving/ rear landscaping works is not considered to cause any harm to the significance of the listed buildings.

3.10 Generally the property would receive much needed maintenance work with some minor enhancements. The new bathroom pods are not considered to harm or obscure any significant features and are easily reversible/easy to remove if another use of the building was proposed. Servicing related to the pods also cause no significant harm. The additional storey to the outbuilding and plant equipment have been removed from the proposal and other features retained/upgraded. The property's lawful use is as a hostel, this would remain to be the case, no change of use is proposed.

3.11 Subject to the recommended conditions, the proposal is overall considered suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Residential amenity

4.1 Local plan policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only

granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

Light and outlook

4.2 No significant harm caused. No significant changes in bulk and mass are proposed to the front or rear of the property.

Privacy

4.3 No new views into neighbouring habitable windows are afforded as a result of the proposal. Proposed windows would replace existing windows, within the existing openings, and the fire door replaced which is replaced traditional sash window is located at basement level.

Noise and disturbance

4.4 There would be no significant increase in noise and disturbance beyond what has been established by the existing use. There is no change in use and no significant change in guest capacity.

5.0 Quality of accommodation

Space standards

5.1 This is a temporary commercial 'backpacker/budget traveller' hostel (similar to a hotel) and as such does not require a licence from the Council's HMO licencing team. To ensure that the property is not used longer term residential uses (which would require a licence), a condition is attached preventing guests staying for a period longer than 30 days. In any instance it appears that there are no kitchens facilities to allow longer term residence.

Light and outlook

5.2 As indicated above, commercial hostels are not subject to typical quality of accommodation standards. That being said, sufficient levels of light and outlook would be available to all future guests. All rooms would be served by well-sized sash windows facing towards either the front or rear.

Privacy

5.3 Privacy rights are limited for commercial hostel guests, however, none of the proposed room would be unduly overlooked by neighbours or other occupiers of the subject building.

Amenity space

5.4 Amenity space is not a requirement for this type of temporary accommodation. Guests would however have access to a private rear courtyard. Tavistock Square and Cartwright Gardens are also in close proximity (under 200m away).

6.0 Transport

Cycle parking

6.1 Additional cycle parking is not a requirement given that there is no change of use proposed. It is also unlikely that temporary backpackers/ guests of the hostel would have bicycles. The submitted plans however indicate that 6 cycle parking spaces would be provided within the existing rear garden which is considered to be acceptable.

Construction Management Plan (CMP)

6.2 Given the location, the extent of the strip out and refurbishment proposed, the on-going roadworks taking place in the area and the limited facilities for loading and deliveries,, it is considered that a Construction Management Plan and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500 would need to be secured by means of the Section 106 Agreement. This would help ensure that the development takes place without unduly affecting the operation of the highway network or local amenity.

7.0 Recommendation

7.1 Grant conditional planning permission

7.2 Planning obligations:

- Construction management plan (CMP)
- CMP Implementation Support Contribution (£3,920)
- CMP Impact Bond (£7,500)

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'