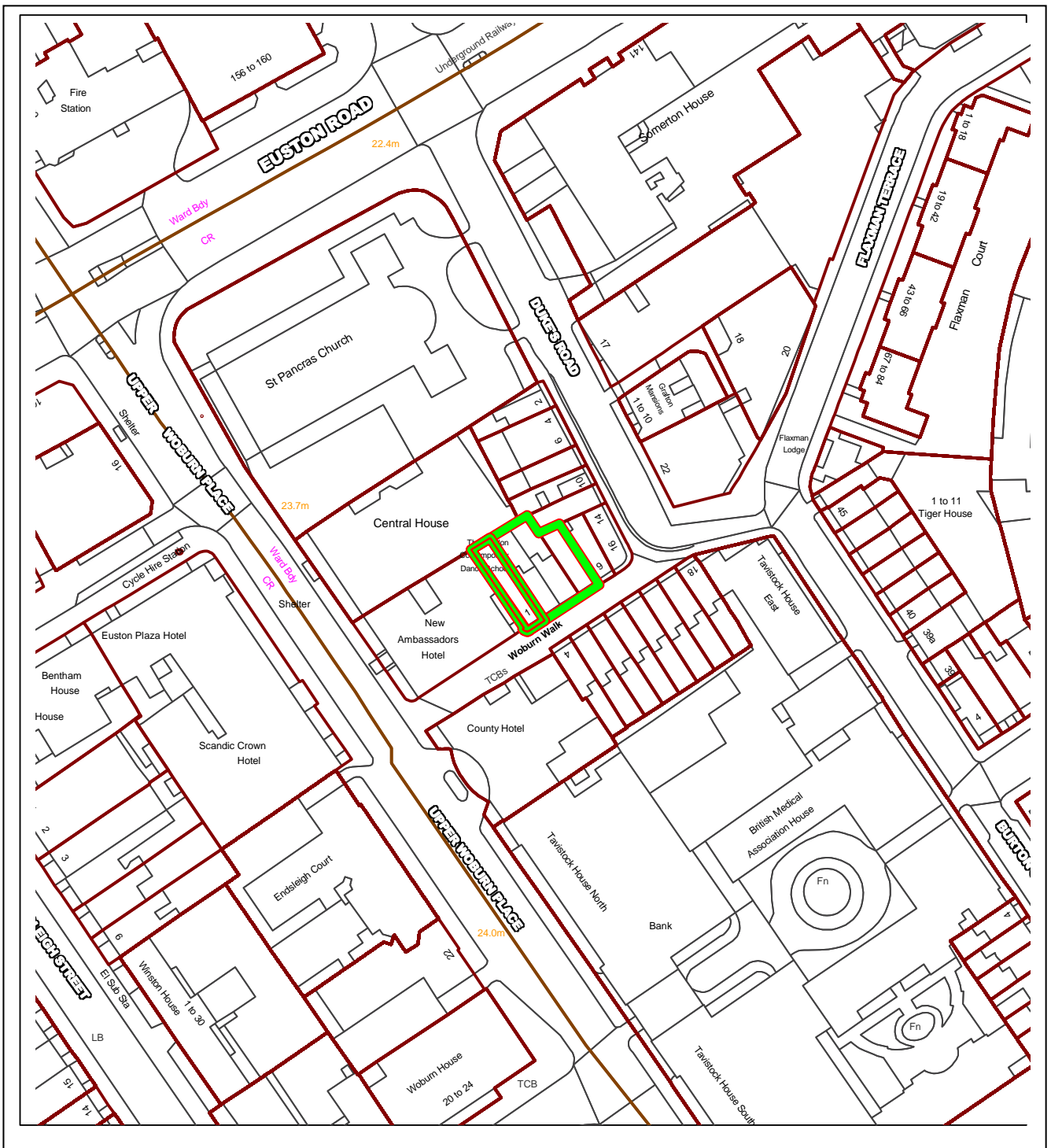


Woburn Buildings, 1-7 Woburn Walk, London, WC1H 0JJ 2019/4519/P and 2019/4875/L



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Site Photos –

Photo 1: 1-7 Woburn Walk from Dukes Road



Photo 2: 1-7 Woburn Walk



Photos 3 and 4: Rear elevation of 1-7 Woburn Walk

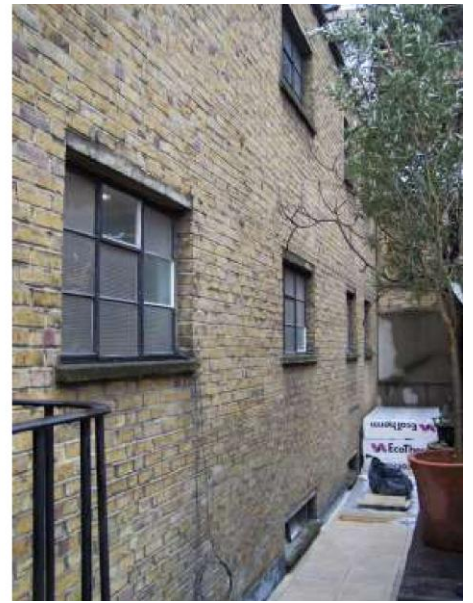


Photo 5: Interior corridor showing existing lateral conversion



Photo 6: Interior of third floor showing existing lateral conversion



Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	30/12/2019
	N/A / attached	Consultation Expiry Date:	01/12/2019
Officer		Application Number(s)	
Laura Dorbeck		i) 2019/4519/P ii) 2019/4875/L	
Application Address		Drawing Numbers	
Woburn Buildings 1 -7 Woburn Walk London WC1H 0JJ		Please refer to draft decision	
Proposals			
<p>i) Change of use of upper floors (1st - 3rd) from offices (B1a) to no.4 self-contained flats (2x 1bed, 2x 2bed - C3) and associated external alterations including three storey infill front extension, installation of balconies to rear and replacement of windows and front door.</p> <p>ii) Internal and external alterations associated with the conversion of the first, second and third floor offices (B1a) to 4 residential flats.</p>			
Recommendations:	i) Grant planning permission ii) Grant listed building consent		
Application Types:	i) Full Planning Permission ii) Listed building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Three objections were received from the owners/occupiers of the ground floor commercial units at nos. 3-5, 4 and 7 Woburn Walk. Their objections are summarised below:</p> <ol style="list-style-type: none">1. The works would require scaffolding which would change the appearance of the building and ruin business, produce dust and noise, etc.2. The building requires a lot of work to reinforce the structure of the building and stop it falling into Woburn Walk.3. I believe the hotel next door has taken away permission for use of their roof as a fire escape.4. The works will disturb asbestos in the building.5. The drawings indicate the excavation of a trench in the basement which will disrupt access and disturb business.6. The landlord is increasing rents of ground floor shops to force out tenants.7. Existing office use is good for trade and residential use will harm this. <p><i>Officer Response</i></p> <ol style="list-style-type: none">1. Please refer to paragraphs 5.3 to 5.4 regarding construction management plans.2. The proposed works do not include structural reinforcement which would require separate listed building consent.3. Issues of fire escape are dealt with under Building Regulations.4. This is not a planning consideration, however, contractors are required to notify the enforcing authority prior to the removal of asbestos.5. The proposed trench is required for the installation of a new drain. The level of excavation would be limited and would not trigger the requirement for a basement impact assessment or harm the significance of the listed building.6. Information has been submitted to justify the loss of the existing office use in terms of the poor quality of the existing accommodation and the lack of demand from occupants (please see section 2 on land use for full discussion). The impact on local trade from office vs. residential use is not a material planning consideration.					
CAAC comments:	The Bloomsbury Conservation Area Advisory Committee (CAAC) confirmed they had no comments on the proposals.					

Site Description

This application relates to the first, second and third floors of 1-7 Woburn Walk which were historically in residential use, have been used as a hotel, and are currently in office use (B1a). The offices lie within a grade II* listed terrace which has been altered internally and externally, particularly to the rear, and is laterally divided on the upper levels. On the ground floor of the building the historic retail units have been retained. The host property is located within the Bloomsbury Conservation Area and the Central London Area.

The site lies adjacent to the Ambassadors Hotel (west); Central House (a UCL building) is located to the rear (southwest) and upper level residential accommodation is situated at 9 Woburn Walk and 212 Duke's Road to the side (east) and rear (northeast). The opposite side of Woburn Walk (4-18) contains retail on the ground floor with residential above.

Within the Bloomsbury Conservation Area Appraisal and Management Strategy 2011, Woburn Walk is located within Sub Area 13: Cartwright Gardens/Argyle Square. It is described as a "very distinctive and small-scale shopping street, designed by Thomas Cubitt in 1822." The grade II* listed buildings are three-storey Regency townhouses with stucco fronts and first floor balconies retaining original, purpose-built, bay-windowed shopfronts of a uniform nature. The shopfronts are considered to be of merit within the Appraisal and Management Strategy.

Relevant History

TP3183/7281: Planning permission was granted on 07/05/1962 for the construction of a hotel, an extension to the Ambassadors Hotel and alterations to 1-7 Woburn Walk. The approval included improvements to the shopfront of 1-7 and restricted the ground floor premises to retail.

32591 & HB2696: Planning permission and listed building consent were granted on 16/10/1981 for the change of use of the first, second and third floor of 1-7 Woburn Walk from hotel to office use. The approved plans show the office layout to be similar to what exists today.

2014/4803/P & 2014/5080/L: Planning permission and listed building consent were submitted for the change of use of the upper floors to 3 residential flats along with associated alterations. Both applications were withdrawn on 02/12/2014 due to an insufficient justification for the loss of office use and other issues relating to harm to the listed building.

2015/4272/P & 2015/4576/L: Planning permission was granted subject to a s106 legal agreement along with listed building consent on 14/12/2015 for the change of use of the upper floors to 3 residential flats with associated alterations. *The consent expired on 14/12/2018 without being implemented.*

2016/3342/P & 2016/3620/L – Planning permission was granted subject to a s106 legal agreement along with listed building consent on 15/12/2016 for the conversion of first, second and third floors from offices (B1a) to 4 x self-contained residential flats (2x1 bed and 2x2 bed) (C3) with associated internal and external alterations including 2 storey front infill extension and creation of 2 rear Juliet balconies. *This consent expired on 15/12/2019 without being implemented.*

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H4 Maximising the supply of affordable housing
Policy H6 Housing choice and mix

Policy H7 Large and small homes
Policy C5 Safety and security
Policy C6 Access for all
Policy E1 Economic development
Policy E2 Employment premises and sites
Policy A1 Managing the impact of development
Policy A4 Noise and vibration
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Housing 2021
CPG Design 2021
CPG Amenity 2021
CPG Transport 2021
CPG Developer Contribution 2019

Bloomsbury Conservation Area Statement 2011

Assessment

1.0 Members Briefing Addendum

- 1.1 This application was previously presented to the Members Briefing Panel on 3rd February 2020, where members agreed with the officer recommendation for approval. The full Members Briefing Report is attached at appendix A.
- 1.2 The application was an identical resubmission of an earlier approval for the same works approved under references 2016/3342/P & 2016/3620/L which expired without being implemented, and which formed a significant material consideration in the assessment of the current application.
- 1.3 Since the previous application was approved, the Council adopted a new Local Plan which introduced a new Affordable Housing policy (policy H4) whereby developments providing one or more additional homes and a total addition to residential floorspace of 100sqm were now expected to provide a contribution to affordable housing. The previous trigger was 10 dwellings or over 1,000sqm of new residential floorspace. The application was presented to members without an assessment being made against policy H4. Since the recommendation for approval was made and prior to the signing of the S106 legal agreement, officers have been in negotiations with the applicant as to whether the development can provide a contribution towards affordable housing. The full assessment is set out within this addendum, and should be considered alongside the previous report presented to members (appendix A).

2.0 Affordable Housing

- 2.1 Policy H4 of the Local Plan seeks to maximise the supply of affordable housing, in line with Camden's aim to exceed the Borough wide strategic target of 5,300 affordable homes from 2016/17-2030/2031. We will 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. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% capacity for one home and increasing by 2% for each home added to capacity.

2.2 Capacity for one additional home is defined within the Local Plan as the creation of 100m² of additional residential floorspace (GIA). In assessing capacity, additional residential floorspace is rounded to the nearest 100m² (GIA). The affordable housing target of 50% applies to developments with capacity for 25 or more additional dwellings. Schemes providing between 1-9 units will be expected to make a payment in lieu (PiL) of affordable housing, subject to viability.

2.3 On the basis of 374sqm (GIA) of additional housing floorspace proposed, this would result in a requirement for 8% affordable housing (29.92sqm). On-site affordable housing is generally only expected for developments with capacity for 10 or more dwellings, so in this instance, a payment in lieu would be most appropriate. The payment in lieu would be £5,000 per sqm of affordable housing, giving a policy target of £149,600 (29.92 x £5,000).

2.4 However, the payment in lieu target cannot be provided in this instance as it would make the scheme unviable, and the applicant has provided a viability report demonstrating this.

Viability

2.5 A Viability Report (prepared by Montague Evans) has been submitted with the application. The viability assessment seeks to demonstrate that the scheme cannot provide a payment in lieu of affordable housing given the current viability of the proposed scheme. The viability assessment has been independently reviewed by BPS. The review scrutinised the costs and value assumptions that have been applied in the applicant's viability appraisal in order to scrutinise the assessment that the scheme could not viably provide an affordable housing payment.

2.6 In BPS's audit report, they confirmed that although they disagreed with some of the applicant's inputs, they did agree with the applicant's Benchmark Land Value and the overall conclusion that the scheme could not viably provide a payment in lieu of affordable housing.

2.7 The Council seeks to negotiate deferred affordable housing contributions for developments where the provision of affordable housing falls significantly short of targets in policy H4 due to financial viability, and there is a prospect of viability improving prior to completion. The deferred contribution is capped at the shortfall between the amount of additional housing proposed and the Council's policy targets. In this case, the policy target is £149,600, which would also be the maximum capped contribution as the scheme is not currently making any contribution. The actual contribution would be determined by a further viability appraisal undertaken on an open book basis at an agreed point after approval of the development and as close to the end of the development process as possible. The late-stage viability appraisal would be secured by S106 legal agreement.

3.0 Conclusion

3.1 The existing employment space is not considered suitable for continued business use and it has been demonstrated that it would not be suitable for a similar use. Bringing the property into residential use would ensure a long term viable use for the heritage asset while resulting in additional residential accommodation which is a key policy objective for the Council. Although the development cannot viably provide a payment in lieu of affordable housing, a deferred affordable housing contribution would be secured by S106 agreement in case this position changes.

3.2 On balance the proposed change of use is considered acceptable with the development providing high quality residential units along with upgrades to the appearance of the listed property.

4.0 Recommendation

(i) Grant Subject to a Section 106 Legal Agreement with the following heads of terms:

- Car-free
- Construction Management Plan including an Implementation Support Contribution of

£3,920 and Construction Impact bond of £7,500.

- Highways contribution of £7,365.52
- Deferred affordable housing contribution of £149,600

(ii) Grant Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th October 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'.

Appendix A – Previous Members Briefing Report

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	30/12/2019
	N/A / attached	Consultation Expiry Date:	01/12/2019
Officer		Application Number(s)	
Laura Hazelton		i) 2019/4519/P ii) 2019/4875/L	
Application Address		Drawing Numbers	
Woburn Buildings 1 -7 Woburn Walk London WC1H 0JJ		Please refer to draft decision	
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Relevant policies

National Planning Policy Framework 2019

Intend to Publish London Plan 2019

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H6 Housing choice and mix
Policy H7 Large and small homes
Policy C5 Safety and security
Policy C6 Access for all
Policy E1 Economic development
Policy E2 Employment premises and sites
Policy A1 Managing the impact of development
Policy A4 Noise and vibration
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Interim Housing 2019
CPG Housing 2019
CPG Design 2019
CPG Altering and extending your home 2019
CPG Amenity 2018
CPG Transport 2019
CPG8 (Planning obligations (July 2015, updated March 2018)).

Bloomsbury Conservation Area Statement 2011

Assessment

1.0 Proposal

- 1.1 Planning permission is sought to change the use of the offices (B1a) on floors 1-3 into 4 self-contained flats (2x2 bed and 2x1 bed) and associated internal and external works to the listed building.
- 1.2 The internal works include the creation of new openings; the removal of doorways and parts of the internal walls; making good of removed doorways; new internal walls and the widening of the ground floor entrance.
- 1.3 The external alterations involve a front extension at first and second floor level with a flat roof (depth 1.24m; width 1.96m; height 5.66m) and finished in render; the replacement of double doors to the front ground floor with a single door; the removal of the rear fire escape and access doors and replacement with double doors with Juliet balconies; replacement of UPVC windows with timber to match the opposite side of Woburn Walk and new timber windows to the rear to replace existing 1950s metal framed casements.
- 1.4 Four cycle parking spaces are proposed on the ground floor within the communal corridor to the proposed residential flats.
- 1.5 The proposed works are identical to those approved under references 2016/3342/P & 2016/3620/L on 15/12/2016. The planning permission and listed building consent expired on 15/12/2019, and as such, the applicant is re-applying for the same development.

2.0 Land Use

- 2.1 The principle of converting the upper floors of the host building from office to residential use has been established by the previous permissions 2015/4272/P and 2016/3342/P, which are material considerations in the determination of the current application. Notwithstanding this, the justification for the loss of employment space is set out below.
- 2.2 The building is located within the Central London Area and within walking distance of London King's Cross and St Pancras International. It is considered to be in a suitable area generally for office and employment use, unless it can be demonstrated that the site is no longer suitable for its existing business use and that there is evidence that the possibility of retaining, reusing or redeveloping the site for a similar use has been explored appropriately. This criteria is set out in policy E2 (para 5.37). Paragraphs 8 to 12 of the Employment Sites and Business Premises CPG gives other considerations regarding the loss of office use.
- 2.3 The applicant submitted a 'Loss of Employment Supporting Statement' to justify the loss of office space. The statement includes a letter from Bruce Commercial Estate Agents and an EGi (a real estate data service company) audit of available office accommodation in the locality. The justification for the loss of employment space is summarised below:
 - The existing accommodation is poor for current office users and would be even less suitable for other business operations (light industry, workshops etc.) due to the building's constrained layout, access and location.
 - The host property is of a significant age and was originally designed for residential use. Aside from the heritage benefits of re-instating the original function, the design and layout of the building is more suitable for residential use than offices.
 - The host premises would require significant investment to improve the quality of office space and the heritage constraints (grade II* listed building) would prevent the creation of

office accommodation that would be suitable for modern requirements.

- The level of investment required to improve the quality of office space would not be commensurate with increased rental levels or tenant security. Refurbishment of the building for office use would therefore not be financially viable. Notwithstanding this, it would not be possible to get the building to modern office standards.
- Reverting the upper floors to residential use would be the most appropriate outcome having regard to the particular circumstances of the site and the desire to secure a long term viable use for the heritage asset.

2.4 The first and second floor of the premises are currently vacant, and were previously occupied on a short term basis as they are deemed unsuitable for long term use. There is considerable alternative space of better quality in the locality as evidenced by the EGi audit (i.e. with modern facilities suitable for office use). The proposed residential conversion will secure an optimal long term use for the building that will also support the significant upgrading of the heritage asset (i.e. the refurbishment works to bring the premises into residential use).

2.5 The first and second floor office space contains a series of four relatively small (for modern office purposes) individual rooms divided by original structural walls. The cellular suites are accessed via a long corridor formed at the back of the floorplate. Electrical lighting and heat detectors are mounted on the original ceiling. The third floor office accommodation is within the loft of the building which restricts the ceiling height. The accommodation is divided into three areas by the original chimney structures which would restrict the creation of an open plan office. Each floor suffers from few electrical/IT connections within the rooms, heating is provided via a single gas boiler, there are no cooling systems and only a single WC per floor. Generally the floor to ceiling heights are too low for office accommodation and the rooms are in a poor condition that have lacked refurbishment for a considerable period of time. It is considered that the offices would require a significant overhaul and upgrade to meet the demands of office occupiers in this location.

2.6 Due to constraints of the historic structure it would not be possible to create open plan space which would prevent modern standards of office accommodation being provided. The listed status of the building would also restrict the creation of lift access and make other modern adaptations difficult such as connections for IT and communication equipment, the raising of internal ceiling heights and providing separate male and female WCs. The restricted layout would be even less suitable for other business uses (light industrial workshops, etc.) which typically would require larger furniture, specialist equipment and storage space. Opportunities for ventilation and cooling are limited by the historic fabric. Furthermore, access to the building is restricted due to the location on a pedestrianised street to the front and access to the rear as the rear boundary abuts an adjacent hotel. Therefore, vehicular access for the delivery of materials and collection of products related to light industrial/workshop use would be difficult. Access to the upper floors within the building is constrained by a relatively narrow stairwell and no lift. Furthermore, given that there is residential accommodation adjacent to the office units, it is considered that there are no other employment (B class) uses that would be appropriate as light industrial works would detract from the quality of life of the adjoining occupiers through noise and general disturbance.

2.7 The building was previously occupied on a short term basis by a variety of tenants and it has been demonstrated that previous tenants have relocated from the application site due to the poor standard of the accommodation. It has also not been possible to secure longer term office tenants on standard full repairing and insuring leases due to the nature and quality of the building. Local agents do not consider that this tenant profile would improve even with significant investment in the building.

2.8 Based on the above factors, including the recently lapsed permissions for the same proposals

which are a material consideration, it is considered that due to the standard of accommodation and the existing site constraints, the building is not suitable for continued office use and does not make a valuable contribution to employment within the Borough. There are also associated heritage benefits of reverting the building back to its historic use. The significant physical improvements that would result to the upgrading of the property to residential would outweigh any harm by way of a loss of employment space.

Principle of Residential Accommodation

- 2.9 Residential floor space is a key objective for the Council, as outlined in policy H1, and as such new residential floor space is welcomed. Permission for residential units has already been granted in principle under 2016/3342/P. Furthermore, the building would revert back to its historic residential use and would be in keeping with the prevailing pattern of development which includes residential units on the upper floors.
- 2.10 The proposal would provide 4 flats (2x1 bed and 2x2 bed). Set out in Policy H7, the Dwelling Size Priorities Table identifies market homes with 1 or 4+ bedrooms as being of low priority, and homes with 2 or 3 bedrooms as high priority. The Council expects proposals to include some dwellings that meet the high priorities wherever it is practicable to do so. The proposal would provide 50% high priority dwelling size, and would therefore comply with Policy H7. Due to the layout of the building and the restrictions on internal and external alterations based on the historic listing of the property, it is not considered appropriate for units with 3 or more bedrooms.

Quality of Residential Accommodation

- 2.11 Flat 1 on the first floor, which would be a 1 bed unit, has an internal floor area of 47.9m² which is a shortfall of 2.1m² (4.2%) of the requirement to provide 50m² within the nationally described space standard and table 3.3 of the London Plan. This minor shortfall is considered acceptable on balance in this instance given the layout of the flat proposed, generous amount of circulation space (10.76m²) shared with Flat 2 only and given the constraints of the listed building. The other units proposed exceed the minimum gross internal floor area requirements comfortably. The bedroom sizes of all of the units are generous, in accordance with CPG (Interim Housing), and the layout of the units are functional with good levels of circulation and storage space. All of the units would have a good level of outlook with their habitable rooms benefiting from windows. Units 2-4 would be dual aspect and are likely to provide an adequate level of light and ventilation. No external amenity space is proposed which is acceptable in this instance given the listed building constraints, the property's Central London location and due to amenity issues due to the proximity of neighbouring windows and gardens to the rear.
- 2.12 As a change of use to residential, Part M of the Building Regulations only requires that access is made no worse than previously existed. As a grade II* listed building the applicant is unable to meet all the standards in full, particularly around the entrance and communal staircases. The applicant has attempted to include the majority of requirements so while the proposal does not fully comply the proposal is acceptable.
- 2.13 A condition was previously attached to the 2015 and 2016 planning approvals requiring full details of any noise insulation to the flats to ensure that the dwellings would be adequately insulated from external noise sources and that they meet the internal noise level requirements of BS 8233:2014. The condition wording is considered to be overly broad and has been revised to more accurately protect the amenities of the affected parties and limit the impact on the historic fabric. While it is recognised that there are commercial uses surrounding the site it is considered these measures would adequately protect the living conditions of any future occupiers and neighbouring residents. Planning permission has already been granted for residential units on this

site and such uses already exist in the immediate vicinity. It is not considered that the surrounding hotel uses would be sufficient justification to deny approval for the introduction of residential accommodation.

3.0 Impact on Listed Building and the Character and Appearance of the Bloomsbury Conservation Area

Significance

- 3.1 The upper floors of the building were laterally converted in the 20th Century and the buildings' rear elevation was rebuilt in the 1950s (it is thought after damage caused during WWII). The upper floors are accessed by a single staircase addition to the side of 1 Woburn Walk with each individual building having lost its own internal stair. The 1950s addition to the rear forms a corridor access to each room. There are few significant decorative features remaining internally.
- 3.2 The buildings' lateral conversion has affected principally the rear elevation and the loss of the individual staircases. The party walls to the front of the buildings remain substantially intact, and are not proposed to be removed or otherwise altered.
- 3.3 The list description for nos. 1-9 and 9a Woburn Walk is as follows:

'Terrace of 6 shops with accommodation over. C1822. Built by Thomas Cubitt, restored late C20. Stucco with wooden shopfronts. EXTERIOR: 3 storeys and cellars. 1 window each. Part walls of upper floors articulated by narrow recessed bays. Wooden shopfronts, much restored, with pilasters carrying continuous entablature with anthemion and palmette ornament to architrave; projecting, bracketed shop windows with rounded angles and small panes flanked by panelled and half-glazed doors with overlights. Upper floors have segmental-arched windows having plain architraves studded with paterae; 1st floor, 4 lights with cast-iron balconies, 2nd floor tripartite. Parapets with plain bands, Nos 3 & 5 having shallow scrolled pediments above. INTERIORS: not inspected. HISTORICAL NOTE: No.5 was the home of William Butler Yeats, Irish poet and dramatist (plaque). Thomas Cubitt was responsible for the development of the Bedford Estate north and east of Russell Square. The coherently designed group of original shopfronts in Woburn Walk and Duke's Road (ggv) is an exceptional architectural composition and survival.'

- 3.4 Given the previous works, the interior and rear elevation are considered to be of low significance. The buildings' primary significance is considered to derive from the architectural interest of the front elevation and historic interest as noted above.

Internal alterations

- 3.5 It is proposed to add stud partitioning between the rear of each room and the corridor area at the 3rd floor level, to match the existing layout at the 1st and 2nd floor levels. This approach is considered to preserve and reinforce the buildings' historic layout; the lateral link corridor will remain at the rebuilt rear of the plan, and will not impact upon the original fabric and room layout which remains at the front of the properties.
- 3.6 A small amount of demountable partitioning is proposed to be installed at all 1st and 2nd floor levels towards the rear of the plan. This is not considered to cause harm to the buildings' special interest and represents a reversible intervention which would not involve the loss of any historic fabric.

External alterations

- 3.7 The purpose of the front infill extension is to improve the appearance of the recess within the façade while concealing servicing. It would not affect any historic fabric and would stay clear of the decorative mouldings on the flank. The extension would be subservient given its height and depth and finished in high quality render with hardwood casement windows. Neither the existing nor proposed infill to the building is historic. The proposed window format would identify the new work to the building defining old from new.
- 3.8 The existing double doors are not historic fabric and the high quality replacement single door would not detract from the appearance of the host building.
- 3.9 The rear fire escape and access doors are of no historic merit and detract from the historic building. Their removal is therefore welcomed. It is considered that the replacement double doors with Juliet balconies would result in a significant improvement to the rear elevation.
- 3.10 It is proposed to replace some of the 1950s metal windows to the rear with timber framed casements. This is considered acceptable in terms of the proposed form and materials.
- 3.11 Overall, the proposed alterations are considered to preserve the special architectural and historic interest of the listed buildings, and the character and appearance of this part of the Bloomsbury conservation area, in line with policies D1, D2 and the NPPF.

4.0 Residential Amenity

- 4.1 The introduction of residential units is unlikely to have any harmful impacts on surrounding residential occupiers by way of noise and general disturbance. As the works are largely internal the development would also not be likely to result in a loss of light or outlook and the proposal is not considered to introduce material levels of overlooking through any of the windows to the front or rear.
- 4.2 The proposed rear Juliet balconies are not considered to have the ability to overlook surrounding properties significantly more than windows and are therefore considered to be acceptable.
- 4.3 The proposal includes the removal of the external fire escape on the second and third floors which leads to a platform. It is considered that the removal of this escape would improve the outlook from surrounding properties as well as remove opportunities for overlooking and a loss of privacy through its use by residents. The removal of the fire escape and introduction of Juliet balconies is therefore considered to result in an improvement to the living conditions of surrounding compared to the structure remaining.

5.0 Transport

- 5.1 The site's location is within the Central London Area and has an excellent PTAL of 6b. As such, the development must be car-free and this would be secured through a section 106 legal agreement so as to accord with policies T1 and T2. This would be required for all 4 of the proposed units.
- 5.2 The proposal includes 4 cycle spaces on the ground floor of the residential lobby. While this would result in a shortfall of the requirements of the Draft London Plan which requires 2 cycle spaces for 2 bedroom units and 1.5 for 1 bedroom units (equalling 7), the provision of 1 space per unit is considered acceptable here given the constraints of the grade II* listed building.
- 5.3 Policy A1 states that Construction Management Plans (CMP) should be secured to demonstrate

how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Policy T3 relates to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a CMP. The CMP would include a requirement for the developer to consult with neighbouring occupants including the ground floor commercial units about the construction phase and to provide an opportunity to discuss the approach to construction deliveries, scaffolding, etc. Should it prove necessary to use the public highway (such as for hoardings, temporary road closures, or suspension of parking bays, etc.), this would be subject to approval of the relevant license from the Council's. No license or authorisation would be granted until the CMP is approved by the Council.

- 5.4 The primary concern of the development is public safety and the Council needs to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. Servicing during construction is likely to be difficult due to the inability to service the site from the rear and given Woburn walk is a pedestrianised street. A CMP must therefore be secured as a Section 106 planning obligation if planning permission is granted. This would include a CMP Implementation Support Contribution of £3,136.
- 5.5 Policy A1 of the local plan states that 'Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces'. The footway directly adjacent to the site on Woburn Walk could be damaged as a direct result of the proposed works. The Council would therefore need to secure a financial contribution for highway works as a section 106 planning obligation. This would allow the proposal to comply with Policy A1.

6.0 Sustainability

- 6.1 As the development would be under 500sqm and less than 5 units, there would be no specific sustainability requirements required under policies CC1 or CC2.

7.0 CIL

- 7.1 This proposal is liable for the Mayor of London's Community Infrastructure Levy (CIL) and Camden CIL as new residential accommodation is being provided. The Mayoral CIL will be charged at £80 per m² and the Camden CIL at £500 per m².

8.0 Conclusion

- 8.1 The existing employment space is not considered suitable for continued business use and it has been demonstrated that it would not be suitable for a similar use. Bringing the property into residential use would ensure a long term viable use for the heritage asset while resulting in additional residential accommodation which is a key policy objective for the Council. On balance the proposed change of use is considered acceptable with the development providing high quality residential units along with upgrades to the appearance of the listed property.

9.0 Recommendation

- (i) Grant Subject to a Section 106 Legal Agreement with the following heads of terms:

- Car-free
 - Construction Management Plan including an Implementation Support Contribution of £3,136.
 - Highways contribution – request for estimate has been made
- (ii) Grant Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd February 2020, 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'.

Montagu Evans
5
Bolton Street
London
W1J 8BA

Application Ref: **2019/4875/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

29 January 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Woburn Buildings
1 -7 Woburn Walk
London
WC1H 0JJ

DECISION

Proposal: Internal and external alterations associated with the conversion of the first, second and third floor offices (B1a) to 4 residential flats.

Drawing Nos: 14A_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25; Heritage Statement dated May 2016, Planning Statement dated 29/08/2019, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated October 2019.

The Council has considered your application and decided to grant listed building consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

14A_032 002 Rev A, (15/262/)13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25; Heritage Statement dated May 2016, Planning Statement dated 29/08/2019, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated October 2019.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Any internal works which encounter or involve works to historic linings and decorative features shall be carried out in such a way so as to protect and retain such features in-situ. In the event that any deviation from this approach is expected, a method statement for the works, including measures for protection, salvage and re-use of the materials, shall be submitted to the local planning authority and approved in writing before the commencement of the relevant works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with historic fabric.

b) Detailed drawings including elevations and sections and manufacturer's details of sound insulation measures demonstrating the relationship with historic fabric.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

Certification may require a further application for listed building consent.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2019/4519/P**

30 January 2020

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Woburn Buildings
1 -7 Woburn Walk
London
WC1H 0JJ**

Proposal: Change of use of upper floors (1st - 3rd) from offices (B1a) to no.4 self-contained flats (2x 1bed, 2x 2bed - C3) and associated external alterations including three storey infill front extension, installation of balconies to rear and replacement of windows and front door.

Drawing Nos: 14A_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25, Heritage Statement dated May 2016, Planning Statement dated 14/06/2016, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated July 2015.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 14A_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25, Heritage Statement dated May 2016, Planning Statement dated 14/06/2016, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated July 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 As per drawing no. 15/262/13 Rev D, 4 cycle storage spaces for the proposed residential units shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of works to convert the second floor to residential use, a scheme of acoustic mitigation for the second floor lounge/kitchen designed to mitigate the transfer of noise across the party wall to adjoining neighbouring bedrooms shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of the internal noise level requirements of BS 8233:2014 and shall be prepared taking account of the impact on historic fabric and significance of the listed building.

Reason: To safeguard the amenities of the prospective occupiers in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION