

Application ref: 2023/1428/P
Contact: Cameron Banks-Murray
Tel: 020 7974 2078
Email: Cameron.Banks-Murray@camden.gov.uk
Date: 18 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

PMV Planning
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**4 John Street
London
WC1N 2ES**

Proposal:

Temporary change of use from residential (Class C3) to mixed use residential and filming location (Sui Generis) between 29th May 2023 and 18th September 2023

Drawing Nos: CGD5 Location Plan, Cover Letter dated 04/04/2023

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

Condition(s) and Reason(s):

- 1 The use of the site for filming purposes shall cease on or before 18th September 2023 and shall return to its former Class C3 use (residential dwellinghouse).

Reason: The change of use is not such as the Council is prepared to approve, other than for a limited period. The permanent change of use would result in the possible loss of a residential unit and would be contrary to the requirements of policy H3 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: CGD5 Location Plan, Cover Letter dated 04/04/2023.

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

- 3 The use hereby permitted shall not be carried out outside the following times: 09:00 to 21:00 Mondays to Fridays and at no time on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden 2017.

Informative(s):

- 1 Reasons for granting permission.

The current application seeks the temporary change of use of the site from a residential dwellinghouse (C3) for part residential, part filming purposes (Sui Generis). No physical alterations to the property are required as a result of the works, meaning there are no design or heritage considerations in the determination of this application. Several similar change of use applications have been approved at the site in recent years with the most recent one granted on 08/01/2022 under ref. 2022/2690/P.

Three internal filming spaces are proposed, with approximately 19 cameras, with filming conducted inside the property (with necessary filming permits received from Camden Council for the few external shots of the property). No filming would be required outside the curtilage of the property (i.e. on the public highway). Filming would take place two to three days each week between the hours of 09:00 - 21:00, with no filming whatsoever on the weekend. The film crew is made up to 25 people, with up to 10 on screen contributors (however it is unlikely that these would all be on site at once). Only interviews would be filmed on site, with no music, special effects, or exterior lighting. No parking suspension or other transport considerations are required as part of the proposed works.

It is acknowledged that the property would continue to be used for residential purposes during filming, allowing for crew to reside on site, particularly during filming breaks. It is also noted that the proposed part change of use is only temporary, from 29th May 2023 to 18th September 2023. As such, the proposal would not represent the long term loss of a residential unit, and would therefore be in accordance with the aims of policy H3 of the Camden Local Plan.

The hours of operation proposed are 09:00-21:00 Monday to Friday. Filming

would take place almost exclusively internally, and would be for interviews only. Given these factors it is considered that the proposal is unlikely to be unreasonably disturbing in terms of noise impacts on neighbouring units.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies D1, D2, H3, A1, A4 and T2 of the Camden Local Plan 2017, as well as with the London Plan 2021 and NPPF 2021.

- 2 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).

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer