

Application ref: 2022/0524/P  
Contact: Edward Hodgson  
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Date: 26 May 2023

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

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TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
WD25 8BZ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**23A Great Queen Street**  
**London**  
**WC2B 5BB**

Proposal:

Change of use from office (Class E) to single family dwelling house (Class C3) and erection of an additional storey, installation of rooflights and creation of terrace

Drawing Nos: Site Location Plan 255-23a GQS - SLP - 01, 255-GQS-S02, 255-GQS-S01, 255-GQS-S05, 255-GQS-S03, 255-GQS-S04a, 255-GQS-P01e, 255-GQS-P02L, 255-GQS-P05o, 255-GQS-P07, 255-GQS-P04q, 255-GQS-P03g, Design and Access Statement, Planning Statement, Internal Daylight Assessment (dated April 2023)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The change of use, in the absence of sufficient justification demonstrating that the premise is no longer suitable for continued business use, would fail to support economic activity in Camden and result in the loss of employment opportunities within the Borough contrary to policies E1 (economic development) and E2 (employment premises and sites) of the London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable housing to meet the needs of households unable to access market housing, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer