

Application ref: 2022/5066/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 4 October 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

TAL ARC LTD
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

36-37 Great Russell Street
London
WC1B 3PP

Proposal:

Erection of part-full, part-half width three storey rear extension to facilitate provision of 4 residential units (Class C3) and additional commercial use (Class E) at basement and ground floor levels. Creation of new roof terrace, replacement of staircase hatch to existing main roof and installation of ASHP at roof level.

Drawing Nos: (Prefix 36-37GRS) PP2-01, PP2-02, PP2-03, PP2-04, PP2-05 rev A, PP2-06 rev A, PP2-07, Energy & Sustainability Statement, Daylight & Sunlight Report, Design & Access and Planning Statement, Noise Impact Assessment

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

Reason(s) for Refusal

- 1 The proposed extensions, by virtue of their height, scale, and design, would have a harmful impact on the character and appearance of the host buildings, their relationship to the wider building group and the Bloomsbury Conservation Area, contrary to the requirements of Policies D1 and D2 of the 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 the market housing stock, 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 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.
- 4 The proposed development, in the absence of a legal agreement securing a Construction Management Plan and associated Implementation Support Contribution, and Impact Bond, to ensure that the proposed development is carried out without unduly affecting neighbouring amenity or the safe and efficient operation of the local highway network, is contrary to Policy A1 (Amenity) of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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