

Application ref: 2023/2256/P
Contact: Blythe Smith
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Date: 6 October 2023

Development Management
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Studio Howson
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175 Lower Richmond Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**3-16 Russell Court
Unit 22
Woburn Place
London
Camden
WC1H 0LL**

Proposal:

Change of use from an existing ground floor dental clinic (Class E) to a residential studio apartment (class C3)

Drawing Nos: A99 Rev 1, A100 Rev 2

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 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 dwelling, by reason of its total size and the size of the bedroom/sitting room, would fail to meet the nationally described space standards and it would

therefore fail to provide a satisfactory quality of residential accommodation for future occupiers. The proposal is therefore contrary to Policy H6 (Housing Choice and Mix) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of cycle parking, would fail to encourage sustainable modes of transport, contrary to Policies T1 (Prioritising walking, cycling and public transport) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 4 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, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

Informative(s):

1

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 grey rectangular background.

Daniel Pope
Chief Planning Officer