

Application ref: 2022/5626/P  
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Date: 1 November 2023

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Freeths LLP  
Cumberland Court  
80 Mount Street  
Nottingham  
NG1 6HH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**18 Little Russell Street  
London  
WC1A 2HL**

Proposal:

Change of use from backpacker's hostel (Sui Generis) to a single residential dwellinghouse (Class C3), together with associated internal and external alterations, including demolition of ground floor rear extension and replacement with new extension. Drawing Nos: Site Location Plan 1148 P01, 1148 P04, 1148 P03, 1148 P06, 1148 P05, 1148 P09, 1148 P10, 1148 P11, 1148 P02 Rev A, 1148 P08 Rev A, 1148 P07 Rev A, 1148 P13 Rev A, Market Study (prepared by Christie & Co dated 28/02/2022), Heritage Appraisal (January 2023), Design and Access Statement Rev A

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

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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site Location Plan 1148 P01, 1148 P04, 1148 P03, 1148 P06, 1148 P05, 1148 P09, 1148 P10, 1148 P11, 1148 P02 Rev A, 1148 P08 Rev A, 1148 P07 Rev A, 1148 P13 Rev A, Market Study (prepared by Christie & Co dated 28/02/2022), Heritage Appraisal (January 2023), Design and Access Statement Rev A

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

- 3 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.

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the change of use from the existing backpackers hostel to a single dwellinghouse. The property is Grade II listed and is located in the Bloomsbury Conservation Area.

Although policy E3 seeks to protect visitor accommodation within central London locations, it is considered that, given the very poor quality of the existing hostel accommodation and the high provision of other visitor accommodation in the borough, the loss is considered acceptable. In addition, housing and in particular self-contained housing is the priority land use. The proposal is therefore considered acceptable in land use terms. Returning the use of the listed building to a single dwellinghouse is acceptable in heritage terms.

As the proposal involves new housing floorspace with an uplift of over 100sqm, a payment-in-lieu for an affordable housing contribution is secured via a section 106 legal agreement in accordance with policy H4.

The proposals also seek to replace the existing non-original rear extension. The replacement extension would be of the same scale and mass with a mono-pitch roof. It would read as subordinate to the host building and finished in render with timber doors which would be sympathetic to the appearance of the host building. An acceptable amount of outdoor amenity space would be retained. The replacement extension would not result in any additional adverse amenity impacts with regards to loss of daylight, sunlight and outlook at neighbouring properties.

The proposal is considered to preserve the character and appearance of the conservation area and special interest of the listed building. Special regard has been attached to the desirability of preserving the listed building, its setting and

its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The house would provide adequate living accommodation with regards to room size, ceiling heights and natural light levels.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The new house would be car-free in accordance with policy T2 which is secured via a section 106 legal agreement. Two cycle parking spaces are proposed which are considered acceptable.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, T1, T2, H1, H4, E3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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).
- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 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 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