

Application ref: 2024/1006/P
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Date: 30 April 2024

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
Aldwych House
71-91 Aldwych
London
WC2B 4HN

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 dwelling house (Class C3) to mixed use residential dwelling house and filming location (Sui Generis) between 13 May 2024 and 23 August 2024.

Drawing Nos: Cover letter dated 13 March 2024, Application Form, Site location plan

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 shall be carried out in accordance with the following approved plans - Cover letter dated 13 March 2024, Application Form, Site location plan

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

- 2 The use of the site for filming purposes shall cease on or before 23 August 2024, and the site shall return to its former C3 use class (residential dwelling house).

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 (Protecting Existing Homes) of the Camden Local Plan 2017.

- 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 G1, 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 22:00 hrs and 09:00 hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is a Grade II Listed Building together with the majority of properties on John Street and is located within the Bloomsbury Conservation Area.

This application seeks the temporary change of use from a residential dwelling house (Class C3) for part residential and part filming purposes. As a use that does not fall within an identified class in the Use Class Order, it is considered Sui Generis (unique) and requires planning permission for a temporary period. Several similar change of use applications have been approved for a temporary period at the site in recent years with the most recent one granted on 18 May 2023 reference: 2023/1428/P.

No internal or external alterations to the fabric of the building because of the proposal; therefore, there are no design or heritage considerations in the determination of this application.

Three internal filming spaces are proposed, with approximately 19 cameras, with filming taking place inside the property and some external filming when cast arrive to the property. However, no filming would occur outside of the curtilage of the property, on the public highway. Any necessary filming permits will be obtained from the relevant Council department. Filming would take place Monday to Friday between the hours of 09:00 to 21:00. No filming would take place Saturday Sunday or Bank Holidays. The crew would be a maximum of 25 people, including a maximum of 10 on screen contributors; however, it is unlikely they would all be on site at the same time. Filming within the building is likely to take the form of interviews only, with no loud music, special effects, or exterior lighting. The property would continue to be used for residential purposes during filming, allowing crew to reside on site, including during filming breaks.

No parking suspension or other transport considerations are required as part of the proposed works.

The proposed partial change of use is limited for a temporary period only (between 13 May 2024 and 23 August 2024) and would not result in the permanent loss of a residential dwelling, and would therefore, accord with the aims of local plan policies to protect existing homes.

There would be no alterations to the fabric of the building and the use consists of filming interviews inside the building, within prescribed hours. As a result, the proposal is unlikely to disturb to neighbouring residents in terms of noise and would comply with the aims of local plan policies to protect quality of life.

One objection was received in response to the public consultation on the grounds of the suspended parking bay. As above, the applicant has amended the scheme and no longer requires this parking suspension.

No objections were received in response to the public consultation. The site's planning history was considered when considering this decision.

As such, the proposed development is in general accordance with policies D1, D2, H3, A1, A4 & T2 of the Camden Local Plan 2017, The London Plan 2016, and National Planning Policy Framework 2023.

- 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 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) 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.

- 4 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.

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 2023.

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