

Application ref: 2024/3047/P  
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Date: 16 October 2024

**Development Management**  
Regeneration and Planning  
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TAL ARC LTD  
2A CRESCENT ROAD  
8 Dollis Road,  
LONDON  
N31RG  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Offices And Premises At Unit 5 Ground Floor**  
**37 Great Russell Street**  
**London**  
**Camden**  
**WC1B 3PP**

Proposal: Proposed change of use of part of the ground floor from Class E (office) to Class C3 (residential) with associated external alterations.

Drawing Nos: 36-37GRS-PP9-03

36-37GRS-PP9-01 (Existing and Proposed Elevations); 36-37GRS-PP9-02 (Existing and Proposed Plans); 36-37GRS-PP9-03 (Existing approved Plans); Location Plan; Design and Access Statement; Marketing Report;

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

Reason(s) for Refusal

- 1 Reason for Refusal -

The proposed development has failed to demonstrate that the rear of the ground floor is no longer suitable for business use. The proposal would result in the loss of a business use contrary to policy E2 (Employment premises and sites) of the Camden Local Plan 2017.

- 2 The proposed development would result in substandard units of accommodation, providing poor quality of light, outlook, natural ventilation and proposing a single aspect unit. The proposal would therefore be contrary to D1 (Design) and H6 (Housing Choice and Mix) of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable 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.

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](mailto: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