

Application ref: 2024/3999/P  
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Date: 12 November 2024

**Development Management**  
Regeneration and Planning  
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HOMZ UK  
51 Kyrle Road  
London  
SW11 6BB

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**32 Warren Street**  
**London**  
**W1T 5PG**

Proposal:

Change of use from clinic/office (Class E) to residential (Class C3) at basement and ground floor levels.

Drawing Nos: 32WarrenSt\_PlansAndElevation\_V6, 32WarrenSt\_LocationPlan\_V5, 32WarrenSt\_ExistingBlockPlan\_V5, 32WarrenSt\_ProposedBlockPlan\_V5, 32WarrenSt\_Photos\_V5, Design Access and Planning Statement (prepared by Homz, dated 16/09/2024), Heritage Statement (prepared by Mick Ruse, dated 10/09/2024), Property History Description (prepared by Mick Ruse, dated 31/07/2024), Rent Evidence Confirming Lack of Market Demand (prepared by Mick Ruse, dated 21/08/2024), Recent History of the Commercial Premises (unknown author, not dated)

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

#### Reason(s) for Refusal

- 1 The proposed development involves the loss of an existing viable business use contrary to Policy E2 (Employment premises and sites) of the Camden Local Plan 2017 and Principle 4 (Small and Medium Enterprises) of the Fitzrovia Area Action Plan.

- 2 The proposed development, in the absence of an Air Quality Assessment, has failed to demonstrate that future occupants would not be exposed to unacceptable levels of air pollution and subsequently that the site is suitable for residential use, contrary to Policy CC4 (Air quality) 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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