

Application ref: 2024/5112/P
Contact: Henry Yeung
Tel: 020 7974 3127
Email: Henry.Yeung@camden.gov.uk
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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

Henry Planning Ltd
163 Church Hill Road
East Barnet
BARNET
EN4 8PQ

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
WC1B 3PP

Proposal:

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-PP9-02 (Existing & Proposed Ground and basement floors); 36-37GRS-PP9-03 (Existing Front & Rear Elevations, Existing 1st, 2nd, 3rd & Roof Plans); DAYLIGHT AND SUNLIGHT STUDY FOR THE PROPOSED GROUND FLOOR CONVERSION AT THE BACK OF 36-37 GREAT RUSSELL STREET, LONDON, WC1B 3PP; PROPERTY DEVELOPMENT MARKETING REPORT ACTIVITY, ACTION, EXPENDITURE & COMMENTARY Ground Floor at 36 & 37 GREAT RUSSELL STREET, LONDON WC1B 3PP; Marketing history prepared by Ian Scott; Retail for Lease _ LoopNet UK; Serviced offices advertising; Sq One - Marketing Letter

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

Reason(s) for Refusal

- 1 The proposed residential unit, by virtue of the proposed site layout and its location within the building, would result in a substandard unit of accommodation, providing

poor quality outlook and sunlight contrary to policies D1 (Design) and H6 (Housing Choice and Mix) of the Camden Local Plan 2017 and policies D3 (Optimising site capacity through the design-led approach) and D4 (Delivering good design) of the London Plan 2021.

- 2 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) 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 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



Daniel Pope
Chief Planning Officer