

Application ref: 2025/0056/P
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Date: 25 April 2025

Development Management
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TAL ARC LTD
2A Crescent Road
London
N3 1RG

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:
Proposed change of use of rear part of the ground floor and basement floor from Class E (office) to short-term letting accommodation with associated external alterations.

Drawing Nos:
37GRS-PP13-02; 37GRS-PP13-02; Retail for Lease LoopNet; Daylight Study for Great Russell Street Ground Floor; Design and Access And Planning Statement; Great Russell Marketing Report; Market History Letter; Marketing Letter by Ian Scott International; Location Plan

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

Reason(s) for Refusal

- 1 The proposed short-term let accommodation, by virtue of its communal facilities and nature within the building, could result in security concerns and potential anti-social behaviour, compromising the safety and amenity of permanent residents. This would be contrary to Policies A1 (Amenity) and of the Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement securing a management plan for the short-term let accommodation, would fail to ensure appropriate oversight and operation of the units, potentially resulting in unacceptable impacts such as noise, disturbance, and security concerns. This would be contrary to Policy A1 (Amenity) 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