



Department of the Environment
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L14/116/A. 15928

DISMISSED

REF NO. 4.25

Messrs Fresson & Tee
1 Sandwick Street
LONDON WC1H 9PL

Your reference

116

Our reference

T/APP/5008/74/6497/G7

Date

110 FEB 75

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36 AND SCHEDULE 9
APPEAL BY LONDON HOUSING AND COMMERCIAL PROPERTIES LTD

1. I refer to this appeal which I have been appointed to determine against the decision of the Council of the London Borough of Camden to refuse planning permission for alterations to flat Nos 4 and 10 Queen Alexandra's Mansions, Judd Street, WC1 to provide a permanent dustbin storage at the ground floor with access to the street and a store room in the basement below. I have considered the representations you have made together with those made by the council and other interested persons and I visited the premises on 28 January 1975.
2. From the representations made and my inspection of the premises I consider that a decision in this case rests on whether the loss of residential accommodation that this proposal would involve is justified.
3. The present dustbin storage, on the south-west side of the courtyard under the arches, has the disadvantage of being open and imprecisely defined and I can well understand that this results in untidiness and unpleasant smell, and the necessary negotiation of stairs to take the bins to the collecting vehicle in the street is inconvenient. The proposed storage seeks to remedy this by using a room of flat No. 10 with floor lowered to pavement level and access to Hastings Street. Since the lowering of this floor would make the room below, the drawing room of Flat No. 4, unsuitable to live in the proposal includes the use of that room as a store but re-arrangements would make the flats self-contained.
4. Flat No. 10 is in use as offices but planning permission for that use was refused in 1959 and there seems no reason why it should not be used as living accommodation again in the future. The 2 rooms that would be lost to residential use appear to me to be satisfactory for living in and form a significant part of the flats in which they are situated. In the continuing housing shortage in this part of London I do not feel that the proposed dustbin arrangements can take precedence over living accommodation, particularly as they would in effect require the tenants of No. 4 to move from where they have made their home for many years. I have also considered the various other matters referred to in representations but I do not believe them to be of sufficient importance to affect the considerations on which I have reached a conclusion.
5. For these reasons, and in exercise of the powers transferred to me, I hereby dismiss your clients' appeal.

I am Gentlemen
Your obedient Servant

B. C. G. Place

B C G PLACE
Inspector