

Mr Glen Williams  
HB Surveyors and Valuers  
5th Floor  
Portland House  
4 Great Portland Street  
London  
W1W 8QJ

Application Ref: **2014/6799/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

28 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**37 Museum Street**  
**London**  
**WC1A 1LP**

Proposal:  
Conversion of second and third floor office space (B1) within No 37 Museum Street to a self-contained 2 bedroom flat (C3) and internal alterations associated with the change of use.

Drawing Nos: 100, 101, 102, 103, 200, 201, 202, 203, 204, 301, 900, 901, SK01, SK02, Design and Access Statement (ref: A17809) Rev C dated 28/10/2014, Heritage Statement, Lifetime Homes Statement (ref: A17809) Rev B dated 28/10/2014 and Justification for Loss of Employment Space (ref: A17809) 23/02/2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 100, 101, 102, 103, 200, 201, 202, 203, 204, 301, 900, 901, SK01, SK02, Design and Access Statement (ref: A17809) Rev C dated 28/10/2014, Heritage Statement, Lifetime Homes Statement (ref: A17809) Rev B dated 28/10/2014 and Justification for Loss of Employment Space (ref: A17809) 23/02/2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

Any application involving the loss of an office use must demonstrate that the site is no longer suitable for its existing business use and that there is evidence that the possibility of retaining, reusing or redeveloping the site for a similar use has been explored appropriately.

The office accommodation is outdated and in a poor condition. It would require significant investment to refurbish the finishes, electrical systems and sanitary accommodation in order to bring it up to standard for a modern office use. The building layout is substandard for modern office accommodation given its historic residential use leading to small rooms (some under 11sq.m in size). This issue cannot be addressed due to the presence of the spine wall on all floors which cannot be removed due to the building's historic status and structural considerations.

Given that there is residential accommodation adjacent to the office units, it is considered that there are no other B class uses that would be appropriate as light industrial works would detract from the quality of life of the adjoining occupiers. As it has been demonstrated that the site is not suitable for any business use, a permanent residential use is considered appropriate due to the nature of the surrounding development and it would revert the building back to its historic use. Furthermore, an office use would remain on the first floors of both 37 and 38 Museum Street.

The new 2 bedroom flat would meet the minimum internal floorspace requirements

of the London Plan and have acceptable layout, room sizes, sunlight, daylight, ventilation and outlook.

The application site falls within a controlled parking zone (CPZ) and has a public transport accessibility level (PTAL) of 6b (excellent). Policy DP18 states that developments are expected to be car free in the Central London Area, within the town centres and other areas within CPZ that are easily accessible by public transport. As the new unit would benefit from excellent public transport and lie within the Central London Area, it is considered that it would have to be car free and exempt from applying for a parking permit.

Cycle storage has not been provided but this is not considered practical due to the age and nature of the building. Given the excellent accessibility to public transport, it is considered that the lack of provision for on-site parking spaces is acceptable.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6, CS8, CS11, CS13, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP13, DP17, DP18, DP19, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.5, 6.9, 6.13, 7.8, 8.2 and 8.3 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 5 The approved plans show internal works to both the application building (37 Museum Street) and the attached residential unit at 38 Museum Street. These internal works do not require planning permission nor do they form part of the proposal here. The internal works to the properties have been approved under 2014/7114/L.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment