

Prime Planning & Development Ltd
2 Parkhill Barns
Larkwhistle Farm Road
West Stratton
Hampshire SO21 3QY
United Kingdom

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2015/5169/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

15 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Museum House
23-26 Museum Street
London
WC1A 1JT

Proposal:

Change of use of part second and all of the third floor from Class B1 (office) use to Class C3 (residential) use creating 3 two bedroom apartments.

Drawing Nos: E1-002, P0-001, E1-103, E3-100, P1-000, P1-102, P1-103, Design and Access Statement.

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 would result in the loss of employment floorspace which remains suitable for use, it would fail to support economic activity in Camden particularly small sized businesses and would result in the loss of employment opportunities within the Borough contrary to policy CS8 (Promoting a successful and inclusive economy) of the London Borough of Camden LDF Core Strategy and DP13 (Employment sites and premises) of the London Borough of Camden LDF Development Policies.



- 2 The proposed development, in the absence of a legal agreement to secure the development as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies.

Informative(s):

- 1 The building is capable of providing 10 residential units or 1000m2 of residential floorspace should any subsequent applications result in this threshold being reached, there will be a requirement to secure a contribution towards the provision of affordable housing.

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