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Application Ref: **2016/1787/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

29 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Shop and Premises at Basement and Ground Floor  
39 Great Russell Street  
London  
WC1B 3PH**

Proposal:

Variation of condition 6 (approved plans) of planning permission 2012/0021/P dated 08/06/2012 (for the erection of a rear extensions and change of use to provide 2 x 1 bed and 1 x 2 bed units), namely to change the use of 5sqm of existing ancillary retail storage space (A1 use) to residential use (C3 use) at basement level.

Drawing Nos: Superseded drawing: 1025.310 Rev F.

Replacement drawing: 055 WD 00 Rev G.

The Council has considered your application and decided to grant permission.

Condition(s) and Reason(s):

- 1 Condition 6 of planning permission granted on 08/06/2012 under reference number 2012/0021/P shall be replaced by the following condition:



## REPLACEMENT CONDITION 6

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1025.115 Rev A; 116 Rev B; 117; 118; 119; 120; 130; 131; 140; 141; 142; 311 Rev E; 312 Rev A; 313 Rev A; 314 Rev B; 316 Rev B; 320 Rev A; 321 Rev C; 330 Rev C; 331 Rev B; 332 Rev B; 333 Rev A; 055 WD 00 Rev G, and Lifetime Homes Statement by Nigel Bird Architects dated 28/02/12.

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

### Informative(s):

#### 1 Reasons for granting permission:

The reduction in floor space of the existing ancillary retail storage space (A1 use) by 5sqm for use as part of the residential unit (C3 use) is minimal and is not considered to affect the function or viability of the A1 unit.

The proposal will not cause any harm to the amenities of existing residential neighbours or prejudice the continued use of the existing residential units or surrounding retail/commercial units.

Two letters of support have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

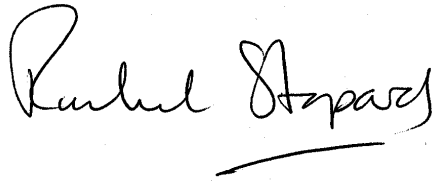
#### 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Stopard  
Director of Supporting Communities