

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

Application Ref: **2016/3411/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

30 September 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: P0-001 Rev P1; E1-000 Rev P1; E1-002 Rev P1; E1-103 Rev P1; E3-100 Rev P1; P1-102 Rev P1; P1-103 Rev P1; P1-202 Rev P1; P1-203 Rev P1; Planning Statement dated 19th June 2016; Covering Letter dated 19th June 2016; Appendix A - GW Letter on Marketing; Appendix B - CBRE Office Availability Schedule; Appendix C - Colliers Office Availability Schedule; Appendix D - GW Marketing Particulars; Appendix E - Photograph of Marketing Board; Design and Access Statement and Lifetime Homes Statement; Marketing Activity Summary 1st of August 2016; Details of Replacement Fenestrations (like for like); P1-000 Rev P2; E1-099 RA; Marketing Summary dated 08/09/16; Agent - Response to objection dated 23/09/16.

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, by reason of the lack of an affordable housing contribution would fail to contribute towards the supply of affordable housing in the borough and would be contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy, and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden LDF Development Policies.
- 3 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):

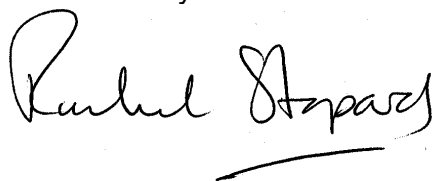
- 1 In relation to reason for refusal No.2, please be reminded of the requirements of Clause 2.4 (Development of Remaining Floorspace) of the Section 106 legal agreement of planning application Ref: 2013/4368/P which requires the provision of either affordable housing on site or a contribution towards the provision of affordable housing off-site.

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



Rachel Stopard

Executive Director Supporting Communities