

Application ref: 2018/2831/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 25 July 2018

**Development Management**  
Regeneration and Planning  
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Joe Norris  
Lime Pictures Limited  
102 St Pancras Way  
London  
NW1 9ND

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4 John Street**  
**London**  
**WC1N 2ES**

Proposal:  
Temporary change of use from residential dwellinghouse (use class C3) for filming purposes (use class sui generis) between 27th July 2018 and 19th October 2018  
Drawing Nos: 2018/001/05, Location Plan (unnumbered) and Site Plan (unnumbered)

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 shall be carried out in accordance with the following approved plans: 2018/001/05, Location Plan (unnumbered) and Site Plan (unnumbered).

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

- 2 The use of the site for filming purpose shall cease on or before 19th October 2018, and the site shall return to its former C3 use class (residential dwellinghouse).

Reason: The change of use is not such as the Council is prepared to approve,

other than for a limited period. The permanent change of use would result in the loss of a residential unit and would be contrary to the requirements of policy H3 of the Camden Local Plan (2017).

- 3 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times: 08:00 to 22:00 Mondays to Fridays and at no time on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Reasons for granting permission.

The subject site is a Grade II Listed Building (as are most properties along John Street) located within the Bloomsbury Conservation Area.

This application seeks the temporary change of use of the site from a residential dwellinghouse (Use Class C3) for filming purposes (Use Class Sui-Generis). No physical alterations to the property are required as a result of the works, meaning there are no design or heritage considerations in the determination of this application.

Three internal filming spaces are proposed, with approximately 15 cameras, with filming conducted inside the property (with necessary filming permits received from Camden Council for the few external shots of the property). No filming will be

required outside of the curtilage of the property (i.e. on the public highway). Filming would generally occur Tues-Thurs each week, with no filming whatsoever on the weekend (though 08:00-22:00 Mon-Fri has been applied for). The film crew is up to 25 people, with up to 10 on screen contributors (however it is unlikely that these would all be on site at once). Only interviews would be filmed on site, with no music, special effects, or exterior lighting. The applicant originally required one bay to be suspended to the front of the property, however has since amended the scheme and no longer requires this parking suspension.

Whilst the long term change of use of this kind would represent a loss of a residential unit, contrary to the aims of Policy H3 of the Camden Local Plan (2017), it is acknowledged that proposed is only the temporary change of use, for up to 12 weeks. It is acknowledged that dwellinghouses such as this can temporarily change their use in a similar way (such as to short term lets) for up to 12 weeks without the requirement for planning consent. It is also noted that the works would not impede the use of the dwellinghouse for C3 use in the future. As such, whilst the proposal would result in the short term (12 weeks) loss of this residential unit, given the temporary nature of the change, and that a similar loss is achievable under the permitted development rights of the property, the proposal is considered not to impact on the Borough's housing stock in accordance with the aims of policy H3 of the Camden Local Plan (2017).

The hours of operation proposed are 08:00-22:00 Monday to Friday, though the applicant has suggested works would generally only occur on Tues-Thurs 09:00-21:00. Filming would take place almost exclusively internally, and would be for interviews only. Given these factors it is considered that the proposal is unlikely to be unreasonably disturbing in terms of noise impacts on neighbouring units.

One objection was received in response to the public consultation on the grounds of the suspended parking bay. As above, the applicant has amended the scheme and no longer requires this parking suspension. The site's planning history was taken into account in coming to this decision.

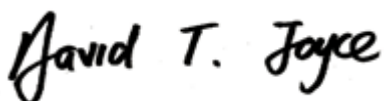
As such, the proposed development is in general accordance with policies D1, D2, H3, A1, A4 & T2 of the Local Plan (2017), The London Plan 2016, and NPPF 2012.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning