

Application ref: 2018/2897/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 24 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Blackheath Building Consultancy
5 Ferndale Court
Westcombe Park Road
Blackheath
London
SE18 6HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**20 Maresfield Gardens
London
NW3 5SX**

Proposal: Change of use of second floor flat to museum ancillary space (Class D1).

Drawing Nos: Site location plan; 01; 02; Planning Statement and Appendixes 2, 3, 4.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Site location plan; 01; 02; Planning Statement and Appendixes 2, 3, 4.

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

Informatives):

- 1 Reasons for granting permission:

The application building is Grade II listed firstly for its historic value and secondly for its architectural interest, being the house of Sigmund Freud until his death in September 1939 and lived in by Anna Freud until 1982. The house was opened as The Freud Museum in 1986, as Historic England records confirm.

Prior to 1986, rooms at the ground floor and first floor of the building have been converted from residential to museum, library and collection rooms and granted consent under application ref 30842 in 1980 and 8400022 in 1984. Under planning application ref 8400024, planning permission was granted in 1984 for a self-contained flat on the second floor. The current planning application seeks to change the use of the second floor from residential to museum use class D1.

Currently the second floor of the building is used ancillary to the museum use as confirmed by officers visiting the premises on 06.08.2018. Additional information, by means photographs and letters from Anna Freud retired solicitor and the museum director employed by the museum since 1986, has been provided to demonstrate that part of the second floor has been use as ancillary space for the museum since 1988.

The proposed change of use would allow the museum to expand and sustain its cultural activity, which brings visitors from all around the world and adds value to the borough as a whole. The proposal would however, result in loss of a residential unit at the second floor of the museum. Policy H3 seeks to protect existing homes, and indicates that the council would resist development that involves the net loss of two or more homes. As the proposed change of use would result in loss of solely one residential unit, this is considered to be in compliance with policy H3.

In addition, under policy C3, the council seeks to protect cultural and leisure facilities and to ensure that the existing cultural and leisure attractions are sustained and enhanced. Furthermore, policy E3 indicates that the council will protect tourism development with local or specialist focus which attracts limited numbers of visitors from outside the borough. The Freud Museum is acknowledged as being part of this category of tourism, and its activity is supported.

Under policy D2 the council would resist development that would cause harm to the significance of a listed building through an effect on its setting. It is considered that the proposed conversion from residential use of the second floor of the building to museum ancillary space (class D1) would contribute to the good operation of the museum as a heritage asset and would enhance and support its cultural activity. Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In relation to the impact on the amenity of the neighbouring occupiers, the proposal does not include any external alterations that may cause harm in terms of loss of outlook, light or privacy. Furthermore, the proposal does not include any changes to the hours of operation of the existing use. As such, it is considered that no harm would be caused to the neighbouring amenity due to the proposed change of use.

No objections were received prior making this decision. The planning history of the

site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D2, H3, C3, E3 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

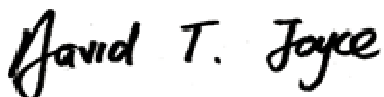
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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 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.

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



David Joyce
Director of Regeneration and Planning