

Application ref: 2019/1470/P  
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Date: 23 May 2019

**Development Management**  
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KR Planning  
183 Seafield Road  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Offices And Premises At 3rd Floor  
Ruskin House  
40-41 Museum Street  
London  
WC1A 1LT**

Proposal: Change of use of third floor from office (Use Class B1) to flexible B1/D1 (medical) use.

Drawing Nos: Site location plan (unnumbered), Design Access and Heritage Statement, Marketing Report & Recommendations (Sebastian Norman 08/03/2019) 17\_103-011, 17\_103-211

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

Conditions and Reason):

- 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 (unnumbered) 17\_103-011, 17\_103-211

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

- 3 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, in the event that the premises to which this application are used for D1 purposes they shall only be used for a medical use, and for no other purpose within Class D1.

Reason: To ensure that the future occupation of the building does not reduce its employment generating potential or adversely affect the adjoining premises or immediate area by reason of noise, traffic congestion and excessive on-street parking pressure, in accordance with policies G1, A1, A4, E1, E2, C2, C3 & T1 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting permission

The application site is located within the Bloomsbury Conservation Area, the building is Grade II Listed however no physical alterations are proposed as part of this scheme.

The application seeks a change of use from B1 (Office) to flexible Class B1/D1 at third floor level of Ruskin House covering 126sqm.

Policy E2 of the Camden Local Plan states that the Council will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction that: a. the site or building is no longer suitable for its existing business use; and b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time. A previous refusal led to an appeal dismissal on the basis that the application failed to demonstrate that it was not possible to use the premises for a business use as required by the Local Plan policies.

Whilst it is acknowledged that the use of the site would move away from a solely B1 business class, it is noted that Ruskin House would retain sole B1 use across first and second floor levels. A proposed D1 medical use within the third floor space would provide employment opportunity which is considered to support the overall objective of policy E2.

The floorspace is vacant and it has been demonstrated through evidence of a thorough marketing over a 2-year period that the existing sole B1 use cannot be sustained and an occupant for the third floor has not been secured. Interest has been received from D1 (medical) occupiers and the small room layout would function well for this type of use. Potential uses within the D1 use class (non-residential institution) vary widely in scope and potential impact. A condition has therefore been attached to ensure that the activities within the D1 use are limited to medical activities, in order to ensure an acceptable impact on neighbouring amenities.

As no external alterations which require planning consent are proposed to the

unit, there are no design considerations in the determination of this scheme. Any physical alterations to the property either internal or external may be subject to Listed Building Consent.

No comments were received following public consultation on the scheme. 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 E2, A1 and A4 of the Local Plan (2017), The London Plan (2016), and NPPF (2019).

- 2 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 3 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).
- 4 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer