

Application ref: 2019/5391/P
Contact: Ben Farrant
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Date: 25 November 2019

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Lime Pictures Limited
22 Torrington Place
London
WC1E 7HJ

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) to mixed use residential dwellinghouse and filming location (Use Class Sui Generis) between 04 November 2019 and 28 February 2020.

Drawing Nos: Location Plan (unnumbered), Site Plan (unnumbered) and Application Form (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: Location Plan (unnumbered), Site Plan (unnumbered) and Application Form (unnumbered).

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

- 2 The use of the site for filming purposes shall cease on or before 28th February 2020, 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 possible 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 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 part residential, part 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 19 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 would 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. No parking suspension or other transport considerations are required as part of the proposed works.

It is acknowledged that the property would continue to be used for residential purposes during filming, allowing for crew to reside on site, particularly during filming breaks. It is additionally acknowledged that the proposed part change of use is only temporary, from 4th November 2019 to 28th February 2020. As

such, the proposal would not represent the long term loss of a residential unit, and would therefore be 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.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

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 2019.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer