



GRAHAM ASH ARCHITECTS

CHARTERED ARCHITECTS TOWN PLANNING CONSULTANTS PROJECT MANAGERS

DEVELOPMENT MANAGEMENT
LONDON BOROUGH OF CAMDEN
TOWN HALL
JUDD STREET
LONDON
WC1H 8ND

Atten: Brendan Verluys

27th July 2023

Our ref: 23:014

Dear Sirs,

Re: PLANNING APPLICATION AND CONSERVATION AREA CONSENT TO CHANGE THE USE OF THE EXISTING GROUND FLOOR FROM A RESTAURANT/PUB (Formerly Use Class A4 now SUI GENERIS) TO **MEDICAL CONSULTING ROOMS (Use Class E(e)) AT GROUND FLOOR AND BASEMENT**

at

59 MOUNT PLEASANT, LONDON WC1X 0AE

The premises at ground and lower ground have been vacant for a considerable time. Despite marketing the property and advertising for a new tenant, no offers have been received and the owner now wishes to change the use as defined above.

Class E - Commercial, Business and Service

Class E is introduced from 1 September 2020.

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- *E(a) Display or retail sale of goods, other than hot food*
- *E(b) Sale of food and drink for consumption (mostly) on the premises*
- *E(c) Provision of:*
 - *E(c)(i) Financial services,*
 - *E(c)(ii) Professional services (other than health or medical services), or*
 - *E(c)(iii) Other appropriate services in a commercial, business or service locality*
- *E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)*

Director

Graham Ash Cert Arch. Dip Arch RIBA MAPM

Company No. 3098832

Registered Office 97 Leigh Road, Eastleigh SO50 9DR

GRAHAM ASH ARCHITECTS LTD.

5 Malcolm Road Eastleigh Hampshire SO53 5BH

Tel: 07768 453105

Email: info@grahamasharchitects.com

Website: www.grahamasharchitects.com

- *E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)*
- *E(f) Creche, day nursery or day centre (not including a residential use)*
- *E(g) Uses which can be carried out in a residential area without detriment to its amenity:*
 - *E(g)(i) Offices to carry out any operational or administrative functions,*

It is not possible to achieve a change of use without formal consent. Similarly, prior approval applications are not possible.

The owners of the site are Golden Angel Ltd. They have instructed me to submit a planning application. The ground floor is subdivided to create 2 consulting rooms with medical scanning equipment, including ultrasound. There would also be a reception/waiting room and staff and patient facilities.

We have now submitted the following plans and supporting information for a planning application via the planning portal.

1. The application form.
2. 1 copy of the planning statement.
3. 1 copy each of the following drawings;
 - 23:014:01 - Block and location plan
 - 23:014:02 Rev A - Plans and elevations of existing
 - 23:014:03 Rev A - Plans and elevations of proposals
4. Design, access and planning statement.
5. Letters from Tenant and Commercial Estate Agent confirming steps taken to market the property.
6. The application fee for the change of use of £462 + £64 (£526) has been paid via the Planning Portal.

Yours faithfully



GRAHAM ASH Dip Arch RIBA MAPM

cc: Client.

Director
Graham Ash Cert Arch. Dip Arch RIBA MAPM

Company No. 3098832
Registered Office 97 Leigh Road, Eastleigh SO50 9DR

GRAHAM ASH ARCHITECTS LTD.
5 Malcolm Road Eastleigh Hampshire SO53 5BH
Tel: 07768 453105
Email: info@grahamasharchitects.com
Website: www.grahamasharchitects.com