

Application ref: 2023/3279/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 26 October 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ashplan
5 Malcolm Road
Chandler's Ford
Eastleigh
SO53 5BH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
59 Mount Pleasant
London
WC1X 0AY

Proposal: Change of use of existing ground floor and basement from public house (Sui Generis) to a medical centre (Class E)

Drawing Nos: 23-014-01; 23-014-02 REV A; 23-014-03 REV A; Design and Access Statement prepared by Graham Ash Architects Ltd., dated July 2023; Letter from the applicant dated 10/12/2022

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 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 23-014-01; 23-014-02 REV A; 23-014-03 REV A; Design and Access Statement prepared by Graham Ash Architects Ltd., dated July 2023

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the change of use of the building's existing ground floor and basement tenancy, which is vacant and with a permitted use as a public house, to a medical centre.

The works would not involve any external alterations to the property, with all works being undertaken internally.

Policy C4 seeks to protect public houses which are of community, heritage or townscape value. The Council will not grant planning permission for proposals for the change of use, redevelopment and/or demolition of a public house unless it is demonstrated to the Council's satisfaction that: a. the proposal would not result in the loss of pubs which are valued by the community (including protected groups) unless there are equivalent premises available capable of meeting the community's needs served by the public house; or b. there is no interest in the continued use of the property or site as a public house and no reasonable prospect of a public house being able to trade from the premises over the medium term.

Planning permission (reference 2006/2569/P) was granted on 06/06/2007, to demolish to the existing three storey public house and redevelop the site to accommodate a five storey building plus basement, to provide for a new pub on the ground floor and basement and 8 x self-contained flats on the upper floors. The building was implemented as consented, however it is understood the lower and upper ground floors were never tenanted/operated as a public house. Streetview imagery and evidence submitted by the applicant, suggests the tenancy was occupied by various cafes/restaurant tenants between 2012 and 2017, but has been vacant for at least 5 years. Therefore, while the use is lawfully consented as a public house, given the tenancy has never operated within its tenancy as a public house, the proposal would, in effect, not result in the loss of an existing public house valued by the community. In addition, there are approximately 6 other public houses within an approximate 5 minute walk

of the site.

The applicant has no interest in investing to operate the tenancy as a public house and there is no reasonable prospect of a public house being able to trade from the premises over the medium term, partly due to the lack of interest in the property being tenanted for hospitality purposes, and the tenancy likely struggling to accommodate a successful hospitality oriented business due to the tenancy being located away from a main pedestrian thoroughfare and not in proximity to any significant employment use or similar critical mass, and provision of other alternative operating premises nearby on busier streets and more prominent sites. The site is likely better suited to accommodating a niche business/community use which is not so reliant on a higher-turnover pedestrian footfall.

Policy E2 seeks to protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. The proposal would retain the site for business use and would not result in the loss of any business floor space. Policy C2 Community facilities also provides for new community facilities, including healthcare, within the borough. The provision of a new medical centre would contribute to meeting the healthcare needs of the community.

The medical centre would be accessible on foot and by other sustainable modes of travel. The site is convenient walking distance to Farringdon Station and Chancery Lane Underground Station. The medical centre would employ 3 staff. No dedicated onsite cycling spaces would be provided, however there is adequate space in the lower ground floor level, which would mostly be used for storage/ancillary purposes, for cycle parking. As the existing building tenancy does not accommodate any existing visitor cycle parking, coupled with the constraints of accommodating new cycle parking on-site and most patients likely visiting the site on-foot, the non-provision of visitor cycle parking is considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. 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, D1, D2, C4 and E2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer