

LDC (Proposed) Report	Application number	2024/1906/P
Officer	Expiry date	
Fast Track Team	31/07/2024	
Application Address	Authorised Officer Signature	
195-199 Gray's Inn Road WC1X 8UL		
Conservation Area	Relevant article 4	
Bloomsbury	Basements	
<b>Proposal</b>		
Use of the premises as a consultation office – Class E		
<b>Recommendation:</b>	Grant Lawful Development Certificate	

1. The certificate is for the Use of the premises as a consultation office – Class E. Consultation rooms and services for the purpose of ENT, Children’s Health and Women’s Health. The building will be used for consultation purposes only and will not be used for medical procedures. This will take place at other associated sites. Evidence from the councils Retail Survey shows that the premises was previously in use as a retail unit selling office furniture also falling within Class E.
2. Section 55 of the Town and Country Planning Act 1990 defines “development”. Planning permission is required for most forms of “development” (unless excluded by Section 57). However, Section 55(2) say, amongst other things, that *“The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—*  
...  
*(f) in the case of buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of the buildings or other land or, subject to the provisions of the order, of any part of the buildings or the other land, for any other purpose of the same class.”*
3. The relevant Order is the Town and Country Planning (Use Classes) Order 1987 (as amended). Class E of the Order is broad and covers commercial, business, and service uses. These include:
  - a. E(a) For the display or retail sale of goods, other than hot food, principally to visiting members of the public
  - b. E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
4. The pre-existing use as a retail unit falls with Class E under paragraph E(a) The proposed use as a consultation office also falls within Class E, under paragraph E(e). As such, the current use would be for a purpose of the same class, and so would not constitute “development” as defined by Section 55 of the Town & Country Planning Act 1990, and therefore would not require planning permission.
5. Grant Certificate of Existing Lawful Development.