

Clifford Rance
Clifford Rance Associates
21 - Odell Close
Reading
Berkshire
RG6 4DU

Application Ref: **2012/1537/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

9 November 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Basement
24 Hatton Garden
LONDON
EC1N 8BQ

Proposal:
Change of use from business (Class B1) to dental surgery (Class D1) at basement floor level.

Drawing Nos: Site Location Plan; 0041-02; 0041-03; Planning and Access Considerations Statement by Clifford Rance Associates; Letter from Paul Estates Ltd dated 21/02/2012; Email from Clifford Rance Associates dated 12/04/2012; Email from CoStar UK dated 11/01/2012; Extract from Estates Gazette dated 16/06/2007; Extract from Evening Standard dated 15/01/2007.

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 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, the basement level of the premises shall only be used as a dentist surgery or provision of medical or health service and for no other purpose.

Reason: To ensure that the future occupation of the basement floor of the premises does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policies CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP15 (Community and leisure uses), DP16 (Transport implications of development), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

- 4 This permission is granted without prejudice to the possibility of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Reasons for granting planning permission

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies CS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS8 (Providing a successful and inclusive Camden Economy), CS9 (Achieving a successful Central London), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage) and CS19 (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to policies DP13 (Employment premises and sites), DP15 (Community and leisure uses), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours).

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- It is acknowledged that the proposed change of use would result in the loss of Class B1 floorspace at basement floor level. However the applicant has sufficiently demonstrated that the basement is not suitable for continued Class B use, partly as a result of marketing undertaken since 2006 when the basement became vacant. As such, the proposal would bring into active use this part of the building and provide a dental surgery with potential to serve the local community in a highly accessible location. It is acknowledged that jewellery sector workshop space is not secured as part of a mix of uses at this part of the building, but this is considered to be impractical owing to the small scale nature of the proposals. Parts of the upper floors of the building

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444