

### **Background**

Planning Permission was granted on 23<sup>rd</sup> March 1987 for the change of use of the shop and residential premises to employment/advice agency (Application ref. PL8700812; G11/26/6). The permission was personal to the application, Camden Society for Mentally Handicapped People.

In 1989, permission was granted for the Camden Society to extend the premises at the rear (Application ref. PL8802497; G11/26/6).

At some point, the Camden Society moved out and the premises became vacant.

### **Proposals**

NHS Camden are leading in the targeting to improve healthcare to residents of Camden, and are seeking to tackle early diagnosis of problems and managing long term conditions. As part of this strategy is the development of local and highly visible health hubs in locations which will encourage walk-in callers, who might not otherwise visit the traditional health centre or GP Practice environment. Ideal locations for such a service is in the retail High Street.

After an extensive site search, 173 Kentish Town Road was identified and a lease secured by NHS Camden. Planning Permission was granted to NHS Camden on 23<sup>rd</sup> November 2009 for the change of use of the ground floor of the premises to D1 Healthcare (Planning Application ref. 2009/4414/P).

An opportunity has now arisen for NHS Camden to secure the lease of the upper floors of the premises. This will enable support and ancillary functions such as staff facilities, offices, etc to be relocated from the ground floor to the upper floors. This will enable additional clinical and patient provision on the ground floor.

### **Planning Considerations**

As the 1987 Planning Permission for the change of use of the premises from residential, NHS Camden now need to apply for the further change of use of the upper floors from residential to D1 Healthcare.

Camden NHS recognises the need to minimise the loss of residential accommodation in the Borough, but UDP Policy H3 states that the Council will resist proposals that lead to a net loss of residential floorspace, except if the loss is to provide small-scale healthcare facilities.

NHS Camden consider that this is a prime example of such a situation arising where genuine un-tapped healthcare need is required at a specific local level.

In addition, the residential use of the upper floors of this premises has not been in use for many years, and therefore the residential loss was experienced back in the 1980s, and the current proposals represent no recent new loss of residential accommodation.

As with the Camden Society beforehand, to ensure no permanent loss of residential floorspace, NHS Camden would be happy to accept a planning permission that was personal to them or their successors/future providers; or time limited to the length of their lease.

Contd/over.....

We now await your decision, but should you have any queries or require any further information, please do not hesitate to contact us.

For any inspections required, please contact us in advance to make the necessary arrangements.

Yours sincerely



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cc (including one copy of all enclosures)

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