

Delegated Report		Analysis sheet		Expiry Date:		15/12/2009	
		N/A / attached		Consultation Expiry Date:		18/11/2009	
Officer				Application Number(s)			
Anette de Klerk				2009/4857/P			
Application Address				Drawing Numbers			
32 Warren Street W1T 5PG				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of existing ground floor and part of lower ground floor from offices (Class B1) to Dental practice (class D1)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	8	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 28/10/2009 - 18/11/2009. No response was received.					
CAAC/Local groups comments:		Bloomsbury CAAC – No comment					
Site Description							
The application site is located on the southern side of Warren Street and comprises a Grade II listed four storey plus basement level property located within the Bloomsbury Conservation Area. The ground floor and basement are currently vacant office (B1) space. The upper floors are in residential use. Access to the rear of the property is via an access road running adjacent to No. 32 under the adjacent terrace and leads to Warren Mews. There is an enclosed courtyard to the rear of the application property. The courtyard is splayed at the corner with a door accessing the property.							
Relevant History							
2008/1498/L: External alterations to rear of ground floor office involving replacement of existing single storey extension with new single storey extension to infill enclosed yard facing Warren Mews. Granted 24/06/2008							
2008/2314/P: External alterations to rear of ground floor office (Class B1) involving replacement of existing single storey extension with new single storey extension to infill enclosed yard facing Warren							

Mews. Granted 24/06/2008.

LSX0204211: Reinstatement of lightwell and internal alterations, Granted 02/05/2002.

PSX0204210: Reinstatement of lightwell and internal alterations, Granted 02/05/2002.

PSX0005359: Certificate of Lawfulness for existing use as a self contained flat on the 3rd floor level. Granted 13/02/2001.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Camden Replacement UDP 2006

SD6 – Amenity of occupiers and neighbours

SD7B Noise and Vibration

SD8 Disturbance

E2 – Retention of existing business uses

C1B – New community uses

T2 – Capacity for transport provision

T9 – Impact on parking

Appendix 1 Noise and Vibration thresholds

Camden Planning Guidance 2006

Assessment

Proposal:

The proposal entails the change of use from office use (Class B1) to a dental practice (Class D1) at ground floor level with ancillary office (B1) space in the basement. The internal layout and external appearance of the building will remain unaltered. The ground floor comprises of 75sq m of floorspace and is currently vacant. The average number of staff (and clients) present at any one time would be four in total and consultation will be strictly by appointment only. The operating hours would be as follows:

Dental Practice:

Monday to Friday: 08am to 7pm

Saturday: 10am to 4pm

Ancillary Office:

Monday to Friday: 10am to 6pm

Assessment:

The principle considerations relative to this case are considered to be the:

- Loss of B1 floorspace and replacement with D1 use
- Amenity and Transport

Loss of B1 floorspace and replacement with D1 use

Principle of the change of use:

Policy E2 of the UDP has a broad presumption against the loss of employment floorspace where there is potential for that use to continue. It should be acknowledged that this policy is specifically aimed towards larger premises (1000sqm+), which have to ability to be used flexibly within the B1c/B8 use class. Given the limited floorspace (75sqm) and location it is unlikely that the floorspace is suitable for a range of B1/B2/B8 uses. In addition the applicant confirmed that there is plenty vacant office accommodation in the immediate surrounding area and that the premises have been vacant

from October 2007 despite being marketed. This indicates that there is a low demand for office accommodation in the area.

Policy E2 states that, where the a site does not have the potential to continue its existing business use, preference will be given to maintaining the site within an alternative business use, with higher priority to retention of flexible space for B8 or B1 light industry. Due to the application site's limited floorspace, location and lack of modern facilities etc. it has been demonstrated that the site may not be suitable for B1 light industrial or B2 use, when considered against the features listed in UDP paragraph 7.18.

Policy E2 states further that the Council will seek a change to permanent residential or community uses, as an exception to the general approach, when a site is not suitable for any business use except B1(a) offices. As such, this proposal is considered to be permissible under Policy E2, as it seeks a community use replacing office floorspace in an area where such accommodation is currently surplus to requirements.

New community uses

Policy C1B states that the Council will grant permission for the development of health care facilities, subject to accessibility and public transport considerations. The site is located in a central London location highly accessible to a number of modes of public transport. No concerns with regard to impact on transport are raised.

Amenity

Policy SD6 states that the Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours in terms of overlooking, loss of daylight/sunlight, noise, odour and fumes and light. Given that there are no external alterations proposed, the proposal would not result in an adverse impact for neighbouring properties in terms of overlooking, loss of sunlight or daylight. Furthermore, given the relatively limited floor area of 75sq m, it is considered unlikely that large numbers of people can be accommodated at the premises. However, it is recognised that Class D1 encompasses various uses which could include a church hall, religious instruction, non-residential education & training centres, public libraries, art galleries, chreches etc. which may have implications for traffic generation and/or residential amenity; hence it is recommended that a condition be imposed to restrict the use to specifically a dental practice within Class D1 to enable the Council to retain control over any future change in usage.

In light of the above it is considered that the change of use from office use (B1) to a dental practice (D1) would be acceptable

Recommendation: Grant Planning Permission

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