



## Parliament Hill Surgery

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Dear Sir

Parliament Hill Surgery currently occupies 3 units (113-117) in the parade of shops comprising 97-117 Highgate Road.

We are seeking permission acquire the unit at 107 Highgate Road including a change of use to D1 planning consent in order to create a meeting and teaching room; a consulting room; an administration area with hot desks area to allow administration and clinical staff to work outside the consulting room.

### Background

Parliament Hill Surgery

- Has occupied its current premises for over 20 years.
- When it first opened it had some 1,200 patients.
- We now look after 4,800 Camden inhabitants living near to the surgery.
- Recognised as one of the highest performing practices in Camden.

Space is now so tight that we are unable to expand the services we provide to the local residents. The limitations of our current space mean:

- Consulting rooms have to be extremely tightly scheduled with clinicians having to vacate rooms before finishing the paperwork from the previous session
- Yet there is limited desk space/workstations for admin outside of consulting room.
- Teaching and training often has to take place in the kitchen.
- The practice manager's office is currently shared by the practice manager, the health care assistant, the counsellor and mental health worker.
- We have to close the practice in the middle of the day because the only area large enough to hold a practice meeting is the waiting room.

### Proposal

We are seeking permission acquire the unit at 107 Highgate Road including a change of use to D1 planning consent.

We intend to create:

- a meeting and teaching room
- a consulting room
- an administration area with hot desks area to allow administration and clinical staff to work outside the consulting room.

### **Funding Grants from NHS Camden and The London Deanery**

The practice has been training junior doctors to become GPs for some 15 years. The government is keen to expand the number of GPs and to support this the practice has been awarded funding from the London Deanery (the body that is responsible for the supervision of training of junior doctors) to provide additional space to allow this training to take place. This funding is to be matched by NHS Camden.

### **Improvements to Local Population**

By having more space to deliver services from and by having additional doctors training to be GPs within the practice, our proposal will provide an expanded range of services to our local population and will improve access to these services.

### **Compliance with Unitary Development Plan**

Policy C1 of the Council's Unitary Development Plan is as follows:

#### ***C1 - New community uses***

##### ***A - New community uses***

*The Council will grant planning permission for the development of community uses in suitable locations. Facilities with a local catchment should be located close to, and/or be easily accessible to, the community that they serve. Facilities likely to attract large numbers of people should be located where they are easily reached by public transport and should be fully accessible to people with disabilities.*

##### ***B - Health care facilities***

*The Council will support development in line with policy C1A that provides a net increase in the provision of health care facilities, including the relocation of existing facilities to more suitable sites or premises.*

Furthermore paragraph 8.11 states:

*"Improving the health of the Borough's population and improving access to health facilities are key aims of the Camden Community Strategy."*

Clearly our proposal is in line with this policy.

The premises are located in a Neighbourhood Centre. We believe that this proposal also meets Policy R7 in Section 6 of the Council's Unitary Development Plan.

That policy in relation to Neighbourhood Centres states:

*At ground floor level in the Neighbourhood Centres, the Council:*

*a) will only grant planning permission for development that it considers will not cause harm to the character, function, vitality and viability of the centre;*

*b) will not grant planning permission for development that would prevent the centre from being capable of providing a range of convenience shopping.*

Guidance goes on to state

*"Uses that may make a positive contribution to the character, function, vitality and viability of these centres will include shopping, financial and professional services, food and drink uses, launderettes, doctors, dentists and veterinary surgeries." (6.46)*

and

*"The Council will seek to retain strong elements of convenience shopping in these centres. This will involve resisting the loss of shops if their proportion or number is falling below a level necessary to attract customers." (6.47)*

I believe our proposal meets these requirements for the following reasons:

- 1) It is proposed that the Supermarket at 111 Highgate Road will take on the selling of items on sale in the newsagent. There is already some overlap but, in particular, this would mean the Supermarket would take over the selling of newspapers and cigarettes. Thus there will be no loss in the range of goods available to the local population.

There are clauses in the existing leases within the parade of shops that prevents shops from competing directly with one another. It may be that the lease of the Supermarket would need to be altered to explicitly allow him to sell those items that are currently sold by the Newsagent.

- 2) The surgery is a focal point of the parade of shops. It is certainly responsible for the viability of the Eico Pharmacy at 97 Highgate Road. The surgery also attracts footfall to the other shops, especially the supermarket. Expansion of the surgery will only improve this.
- 3) An increase in the range of services that the surgery is able to offer local residents will increase the character, function, vitality and viability of the parade by increasing the range of health services that are available locally to residents rather than their having to travel elsewhere to receive them.
- 4) The Surgery is in need of a makeover to bring it up to modern standards of general practice accommodation and this again will improve the character, function, vitality and viability of the parade.

I believe our proposal is good for all parties in the area and in particular for the local population. I hope you will be able to support our application

Yours sincerely

Dr Stephen Graham  
Partner