

Mr David Williams
DTZ
125 Old Broad Street
London
EC2N 2BQ

Application Ref: **2009/4100/P**

Please ask for: **Max Smith**

Telephone: 020 7974 **5114**

5 October 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

Town and Country Planning (General Development Procedure) Order 1995

Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**Stephenson House
75 Hampstead Road
London
NW1 2PL**

Proposal:

Change of use of ground floor from Office (Class B1) to flexible Health Care (Class D1) use / Office (Class B1) use, including ancillary use of existing loading bay and basement.

Drawing Nos: Site Location Plan; 2904/02(A); 2904/100 (B); 2904/101; Letter Dated 12/08/09 from Nigel wallnofer; Information; Business Case for GP Led Health Centre NHS Camden; Operational & Servicing Management Plan; Justification Statement;

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 Before the development commences, details of the proposed cycle storage area for 7 cycles for staff and 8 for visitors shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the provision 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 lower ground and/or ground floor of the building shall only be used as a medical centre and for no other purpose within that use class.

Reason: To ensure that the future occupation of the building does not adversely affect the amenity of the adjoining premises/immediate area by reason of noise generation, additional traffic movement and congestion and excessive on-street parking pressure in accordance with policies SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Prior to construction submit a plan demonstrating how the development will feasibly minimise its carbon dioxide emissions through energy efficient measures, connecting to an efficient energy supply, generating energy efficiently and installing renewable energy technologies that is to be approved by the LPA. The agreed measures shall be installed prior to occupation and retained or upgraded thereafter.

Reason: In order to secure the optimum energy and resource efficiency measures and on-site renewable energy generation in accordance policy SD9C of the London Borough of Camden Replacement Unitary Development Plan 2006, The London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006.

- 5 The development shall not be beneficially occupied until details of the proposed parking spaces, including disabled parking, have been submitted to, and approved in writing by the Local Planning Authority. The approved parking shall thereafter be maintained and retained in accordance with the approved details.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets, which would be contrary to policies SD6 and T7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 4 The energy efficiency measures the development should consider for the purposes of condition 4 should include - insulation, air tightness, maximising daylighting, limiting over heating due to solar gain, energy efficient lighting, efficient pumps, efficient boilers, chillers, sensors, zoning, efficient building services, building management system and staff training.
- 5 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 - Quality of life, SD6 - Amenity for occupiers and neighbours, SD9 - Resources and Energy, T3 - Pedestrians and Cycling, T9 - Impact of parking, T12 - Works affecting highways, E2 - Retention of existing business uses and C1 - New community uses. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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