SUMMIT HOUSE, HIGHGATE (REF: 2014/4931)

class d1 issues – statement (september 2014)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. An application has been submitted by Mr Jeffrey Stuart Salmon to LB Camden for the change of use of Summit House, Highgate from offices (Class B1) and/or medical consultancy rooms (Class D1) to a single dwelling house (Class C3).
2. The property has the benefit of a flexible planning consent, issued on 22 December 2005 (ref: 2005/4571/P). The consent is for the change of use from offices (B1) to alternative uses as both offices (B1) and medical consultancy rooms (D1). This consent has been implemented and allows the property to be used for both B1 and D1 use, and indeed a mixture of the two, for a period of 10 years (i.e. up to December 2015). In other words, the building can continually change between a B1 and a D1 use, without the requirement for a planning consent. The issue of potential loss of D1 floorspace should be considered within the context of the December 2005 planning consent.
3. The D1 use of the building takes the form of medical consultancy rooms. The medical consultancy rooms are used by practitioners, consultants and councillors, who carry out a range of ‘specialist’ medical services. The services cover areas such as acupuncture, botox, herbalism, homeopathy, psychiatry and natural and homeopathic healing.
4. The services offered and provided at Summit House are ‘exclusive’. For the avoidance of doubt, Summit House and its practitioners, consultants and councillors are not affiliated to the Primary Care Trust, with all services being private. The availability of services is to a large extent reliant upon ‘the ability to pay’. Accordingly, the services available are not conventional and tend not to be used by the ‘wider community’. Notably, the facility does not assist in addressing ‘health inequalities across the Borough’, for example as referred to in paragraphs 16.4 – 16.8 of the adopted Core Strategy.
5. Notwithstanding the above, there are alternative facilities available, providing the same type of services, within walking distance of the application site. These include:
* Highgate Health Centre, 31a Highgate High Street, Highgate, N6 5JT
* The London Psychotherapy and Trauma Centre, 6 Swains Lane, Highgate, N6 6QS

Accordingly, in the event that the medical consultancy rooms close at Summit House, local residents will have access to similar, alternative facilities.

1. As described in the other application submissions, the potential loss of D1 floorspace is outweighed by the advantages of converting the property into a residential dwelling, notably in relation to the issues of residential amenity and the character of the Highgate conservation area.

DS/ag/JLQ0113

12 September 2014