

Jo Tasker  
Robinson Escott Planning  
Downe House  
303 High Street  
Orpington  
Kent  
BR6 0NN

Application Ref: **2014/7347/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

28 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**6 Eagle House  
16 Procter Street  
High Holborn  
London  
WC1V 6NX**

Proposal:  
Change of use from A1 to D1 (dental surgery) with ancillary A1 use for a period of 10 years.

Drawing Nos: JT/SP/14/245; Scale 1:500; AB-04 Rev L and 01.

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 The use hereby permitted is for a temporary period only and shall cease on or before 22/01/2025, at which time the premises shall revert to their former lawful use which is a retail shop (Use Class A1).

Reason: In order that the long term use of the site may be properly considered in accordance with policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans JT/SP/14/245; Scale 1:500; AB-04 Rev L and 01.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the provisions 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 premises shall not be used for any purposes other than as a healthcentre/dental surgery.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP15 (Community and leisure uses), DP19 (Managing the impact of parking) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The loss of the retail (A1) unit is considered to be acceptable given that the host property lies outside of a core frontage and it would not harm the retail prominence of the parade it forms part of. Furthermore, a retail function would remain as a range of dental and skin products would be displayed and sold and the use would still attract walk-in customers to promote an active street frontage. As the use would relate to a temporary permission of 10 years, the retail function would not be permanently lost.

The proposed dental surgery (D1) use is considered appropriate within its Central London Area location. Paragraph 3.49 of CPG5, supported by paragraph 12.6 of DP12, advises that other uses in place of retail may be permitted where they are not considered to cause harm to the amenity, character, vitality, or viability of the Town Centre or the local area. It is considered that on balance a dental surgery in this location would be acceptable in line with the above. In order to protect the character of the area and the amenities of the neighbouring occupiers an appropriate condition will be added to the decision notice taking away permitted

development rights to convert the use into another type of activity within D1.

Due to the nature of the use the proposal would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure, privacy or noise.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS7, CS10 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP12 and DP15 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, and 4.7- 4.8 of the London Plan 2011; and paragraphs 14, 17 and 23 of the National Planning Policy Framework.

- 2 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 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson

Director of Culture & Environment