

Planning Statement

Change of Use B1 to Dual B1/D1

Suite 113

105 – 113 Euston Street

London

NW1 2EW

June 2015

London Borough of Camden

1066/CHOW/DC

www.plainview.co.uk

Contents

1. Introduction	1
2. Site Context	2
3. Proposal, Design and Access	3
Description of development	3
Use	3
Amount	3
Layout	3
Appearance	4
Access	4
4. Sustainable Development	5
An Economic Role	5
A Social Role	6
An Environmental Role	6
5. Policy Considerations	7
The Core Strategy	7
Camden Development Policies	8
London Plan	9
6. Precedents	10
344-354 Grays Inn Road, London, WC1X 8BP (Ref: 2014/3599/P)	10
76-78 Red Lion Street London WC1R 4NA (2012/3000/P)	10
Kings Cross Central Regeneration House Development Zone K, York Way, London, N1 (2012/4939/P)	11
34 Bloomsbury Street, London, WC1B 3QJ (2011/0258/P)	11
7. Reasons To Approve	12
Figure 1: Euston Street and Public Transport in the Vicinity	2



1. Introduction

- 1.1. This planning statement has been produced to support a planning application seeking to change the use of suite 113, 105-113 Euston Street, London from Office use (B1) to a dual B1/D1 use to allow flexible use as office or osteopathic clinic (classed as D1) (Class V of the GPDO 2015).
- 1.2. Suite 113 is a small area of 37.2 sq m located on the second floor of the building the remainder of which is occupied by existing office tenants.
- 1.3. The clinic will offer osteopathic treatment on an individual basis with the proposal space providing a treatment room and small associated office. The applicant has had to vacate his current premises and the ability to stay in the immediate area to be able to continue to serve his existing client base is critical.
- 1.4. Proposed opening times are as follows:
 - **Monday – Friday** – 09.00 – 20.00
 - **Saturday** – 09:00 – 20.00
- 1.5. These opening hours would enable the clinic to offer out of hours appointments (daily up to 20.00). These appointments are popular and seldom available through NHS or other private providers.
- 1.6. The proposal would not require any amendments to the external fabric of the building. Patients would utilise the current means of access into the building.



2. Site Context

- 2.1. 105 – 113 Euston Street is located within the Central London Area in the vicinity of Regents Park and Euston railway station.
- 2.2. Euston Street benefits from a variety of current uses, including; universities and colleges (the University College London, Royal College of General Practitioners and the Royal College of Ophthalmologists), restaurants and a number of offices.
- 2.3. The area benefits from a highly dense public transport network, with key services including, the London underground (0.1 miles), Euston Station (0.1 miles) and Euston bus station (0.1 miles) (figure 1). The area has been given a PTAL rating of 6B, which is regarded as “excellent”.
- 2.4. The sub area around Euston Street is characterised by large scale institutional buildings and large terraced houses. The architectural theme of these buildings has been classed by Camden Council as classically influenced and the predominate materials in the area are; red brick, Portland stone and Stucco. No external works are proposed as part of the application.

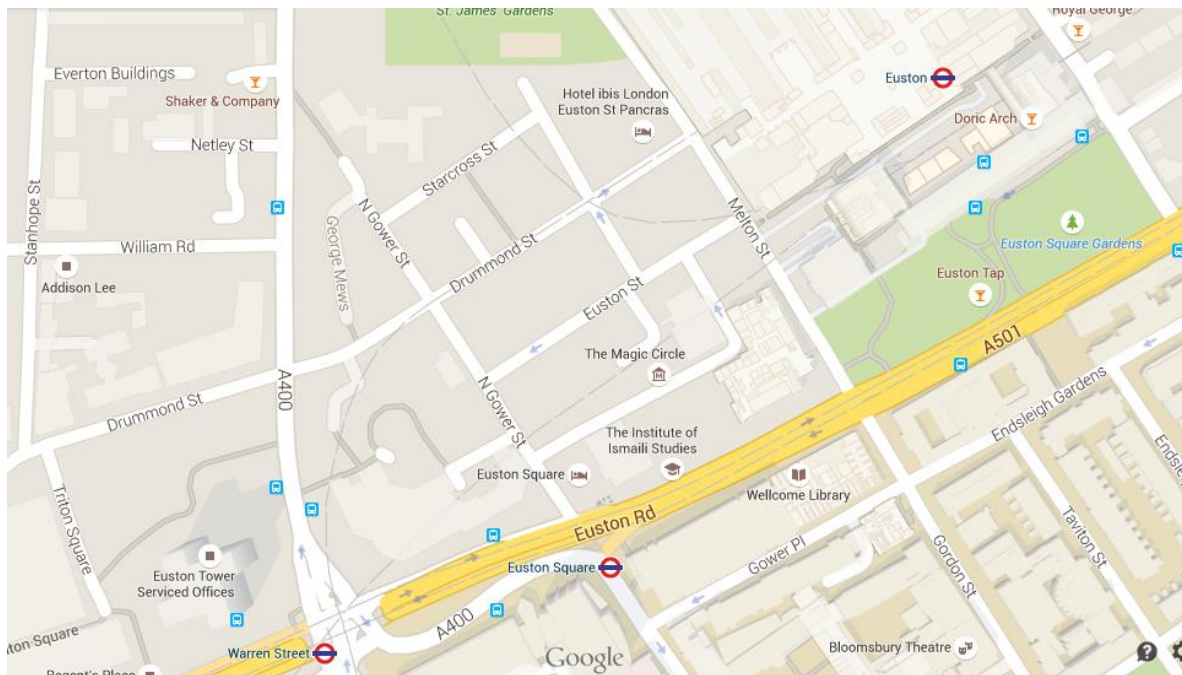


Figure 1: Euston Street and Public Transport in the Vicinity



3. Proposal, Design and Access

Description of development

- 3.1. The development proposed is a change of use from B1 to dual use of B1 and D1 in a small unit measuring approximately 37.2sq m. The change of use would allow for the flexible provision of an osteopathic clinic and an office. The remainder of the building will continue in its current use as B1 offices.
- 3.2. Suite 113 has not been let for office use for in the order of 5 years. It has been used by the freeholder of the building for overflow office storage. The previous occupier of suite 113 who occupies much of the remainder of the building, no longer had a need for the space which is located on the opposite side of the stair core to main office and is therefore somewhat isolated. Consequently, its potential dual functionality would help to fill the unit to generate employment.
- 3.3. The proposed change of use has been assessed against Camden Core Strategies and Development policies.

Use

- 3.4. The current use of the basement and 4 upper-storey mid terrace building on Euston Street is B1 Offices. It is proposed to use suite 113 for either class B1 office or D1 Osteopath Clinic.

Amount

- 3.5. The subject floor area is 37.2 sq m. The remainder of the building is to remain in office use and totals approximately 812 sq m. The proposal therefore accounts for approximately 4% of the existing office floorspace.

Layout

- 3.6. Suite 113 is located within number 113 Euston Street, a later infill addition linked to the original building at 105-111 by the existing stair core of that building. The space is partitioned into two small rooms.



Appearance

- 3.7. The proposal does not include any external alterations.

Access

- 3.8. The main entrance to the building is from Euston Street for the current tenants and employees working within the building. The upper floors of the building are accessed via the main stair core. This would not be altered however the occupiers of suite 113 would not have access to the lift given that it is demised to existing tenants.



4. Sustainable Development

- 4.1. The National Planning Policy Framework is at the forefront of driving sustainable development in the country, and states that there should be an automatic **presumption in favour of sustainable development**. Paragraph 14 of the Framework (copied in above) sets out the context within which this presumption should be applied.
- 4.2. The NPPF puts great weight on considering local needs, and approving sustainable proposals without delay. The NPPF defines three dimensions to sustainable development:
- An Economic Role
 - A Social Role
 - An Environmental Role
- 4.3. Each dimension to sustainable development will be applied and tested against the proposal.

An Economic Role

- 4.4. Paragraph 19 of the NPPF states;

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

- 4.5. The proposed osteopathy clinic will provide opportunities for trained medical professionals as well as non-trained administration staff. Therefore the business provides employment for a variety of local residents.
- 4.6. As the application is for a room which has been untenanted for some time, the proposed change of use to dual use will be part of the NPPF's stated sustainable



economic growth agenda. In addition, the dual use nature of the application ensures that the existing B1 use is retained.

A Social Role

- 4.7. The future clinic plays an important role in the services it will be able to offer to the local community. Its close proximity to a number of public transport options makes it a quick and convenient service to workers and visitors who cannot make time for doctor's appointments.
- 4.8. The close proximity of the site to the University College Hospital means the new centre could provide additional support to the existing medical facilities.

An Environmental Role

- 4.9. As the applicant is re-using a vacant room in the existing premises, the re-use of commercial rooms for alternative uses should be supported for their sustainable nature.
- 4.10. The commercial room is within close proximity to a number of public transport options and is based in a high density area. Therefore the use is regarded sustainable for the methods in which workers and future clients reach the clinic.



5. Policy Considerations

- 5.1. The current Camden Local Plan consists of the Core Strategy (2010-2025) and Development Policies (2010 -2025) both of which were adopted.
- 5.2. Alongside the key dimensions of paragraph 14 of the NPPF, the policies examined for the change of use include;
- The London Plan 2011
 - Camden Adopted Core Strategy (2010 – 2025)
 - Camden Adopted Development Policies (2010 – 2025)
 - Camden Planning Guidance 5 (2013)
 - London Borough of Camden - Business Premises Study final Report (2011)
 - Camden Borough Council – Infrastructure Study Update Final Report (2015)

The Core Strategy

- 5.3. Policy CS1 and CS2 set out that Camden will be an area of economic growth, particularly around the Kings Cross and Euston area. Policy CS1 states;

The Council will focus Camden's growth in the most suitable locations, and manage it to make sure that we deliver its opportunities and benefits and achieve sustainable development, while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit.

- 5.4. As the proposal does not include any external alterations to the building, the application runs in accordance with this policy.
- 5.5. Policy CS1 also states that the council will promote the most efficient use of land and buildings in Camden. The application premises are currently vacant and the dual use nature of the application provides a flexible approach to ensuring that the suite can be beneficially occupied.



- 5.6. Core Strategy CS8 sets the overall strategy for Camden's Economy and seeks to promote a strong economy. The policy sets out how it will support Camden's industries which includes safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers.
- 5.7. It also sets out that it will recognise the importance of other employment generating uses including health. The supporting text notes that future supply of offices in the borough can meet projected demand and consequently paragraph 8.8 sets out that:

"...the council will consider proposals for other uses of older office premises if they involve....community uses".

- 5.8. The Council is also seeking to enhance the health and well-being facilities within Camden. Policy CS16 sets out the council's support of NHS Camden in its goal to reduce health inequalities. Therefore the opening of an osteopathy clinic, with its specialist expertise will assist in this aim.
- 5.9. As a result of the council's aspirations for increased activity in the area, healthcare services such as the proposed osteopathy, will be in high demand and utilised. The proposal will also contribute in ensuring the growing population in the local area is supported with the necessary services.

Camden Development Policies

- 5.10. With reference to the proposed change B1 to Dual use (B1 and D1), the council will seek to resist change of use from employment space to non-business, unless certain criteria can be achieved. However Core Strategy policy notes that the council will consider proposals for other uses of older office premises if they involve community uses. This is the case here.
- 5.11. In any event, although the proposed D1 use falls into the category of non-business use, the dual use will allow the building to return to being wholly B1 office space, should the D1 use no longer be required. Consequently, the facility will not be detrimental to the amenity of room in the future, the existing occupiers of the building and the surrounding area.



- 5.12. Notwithstanding this, policy DP13 states that where a site is regarded not suitable for anything other than B1 use, the council may allow a change to residential use or a community use. The change of use to D1 is therefore supported in policy terms in any event, however this application will allow the continued use of B1 given its dual use nature.
- 5.13. Furthermore, the Camden Business Premises Study (2011), which was commissioned by the London Borough Camden in order to review current employment space, identifies that there is no quantative shortage of office floorspace in the Borough, with enough office development to meet the long term demand and in the short term, no indications that the market is undersupplied.
- 5.14. The applicant is seeking to provide the local residents and the workers using the neighbouring offices with a unique and specialist service. The business will bring employment to the local area.
- 5.15. Mr Bell will be making effective use of the vacant space, whilst not reducing B1 office space in the area.

London Plan

- 5.16. The London plan acknowledges that a growing London population is likely to support an expanding economy, with growing demand for such services as health and other personal services.
- 5.17. Furthermore, the London Plan 2015 has found Euston to be a major national commuter terminal and a key asset to the Central Activities Zone. As the area has also been marked as a key asset for the HS2 rail link, the intensification of the area has been found to be inevitable. Consequently, improved health services will be required in the areas, and the applicant will help to bolster those new burdens.



6. Precedents

- 6.1. It has been held at the High Court that applicants for planning permission should expect consistency in decision making. This is made abundantly clear in the High Court decision, *Poundstretcher Ltd, Harris Costs Decision Queensway plc v. Secretary of State for the Environment and Liverpool City Council* (1989) JPL 90.
- 6.2. In *Roberts v Brent Council* [2008] EWCA Civ 982 Lord Justice Richards usefully summarises the precedent effect:

"The point about precedent effect as set out in the case law of which Poundstretcher forms a part is that the grant of permission for a particular form of development on one site in an area may make it very difficult to refuse permission for the same form of development on other sites in the area if the circumstances are the same, in part because of the importance of consistency in decision-making. Thus the grant of planning permission on the one site may have wide consequences for the area as a whole"

- 6.3. Consequently, to ensure the councils consistency, the following decisions have been found, relevant to this application. To note is that two of these applications related to a significantly larger amount of floorspace than this current application.

344-354 Grays Inn Road, London, WC1X 8BP (Ref: 2014/3599/P)

- Application: Change of use from a B1 to a dual use B1/D1 use to provide a travel clinic.
- Decision (18 July 2014): **Planning Permission Granted with Conditions.**

76-78 Red Lion Street London WC1R 4NA (2012/3000/P)

- Application: Change of use from Class B1 to a flexible use as an office and/or education use (Class B1/D1).
- Decision (14 June 2012): **Planning Permission Granted with Conditions.**



Kings Cross Central Regeneration House Development Zone K, York Way, London, N1 (2012/4939/P)

- Application: Change of Use from Office Use (Class B1) at ground level to flexible use as office and/or non-residential institution use (Class B1/D1).
- Decision (21 September 2012): **Planning Permission Granted with Conditions**

34 Bloomsbury Street, London, WC1B 3QJ (2011/0258/P)

- Application: Change of use from office (B1) to dual use of office and educational facility (Class B1/D1) for a temporary period of 5 years.
- Decision (21 March 2011): **Full Planning Permission Granted**



7. Reasons To Approve

- 7.1. The application is in compliance with the policies of the NPPF, Camden's adopted Core Strategy and adopted Development Policies.
- 7.2. The currently redundant B1 space will be put into immediate use once granted permission and the dual use nature will ensure B1 use is maintained if the applicant vacates in the future.
- 7.3. Local and national policy seeks to promote healthcare services. The proposal is located within a 'growth area' in which mixed uses are supported.
- 7.4. The proposal would not materially impact the amenities of the surrounding occupiers and the change of use would not alter the operation of the wider office building in any way; there will be no external alterations and the patients will utilise the existing access.
- 7.5. The decision would be consistent with the council's previous decisions on such changes of use.
- 7.6. We therefore respectfully ask that planning permission be granted for this application.





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