

Mr Robert Marchant
Urban Insights
8 Woodbank
101 Tollington Park
Finsbury Park
London
N4 3AH
United Kingdom

Application Ref: **2015/2999/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

7 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
152 Haverstock Hill
London
NW3 2AY

Proposal:
Change of use from dry cleaners (A1) to dental practice (D1)
Drawing Nos: Design and Access Statement, Site Location, W/C/001, H/H/001 and H/H/002.

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 development hereby permitted shall be carried out in accordance with the



following approved plans: Design and Access Statement, Site Location, W/C/001, H/H/001 and H/H/002.

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

- 3 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:

Whilst the development will result in the loss of an A1 retail unit, the change of use is considered acceptable given the property lies outside of a core frontage and would retain a retail function with dental care products for sale at the practice, attracting walk-in customers and promoting an active street frontage.

Some noise may be generated from the equipment used; it would be similar to any A1 use that could currently operate from the site without planning permission, including hairdressers and pet shops. Although the proposed operating hours are until 19:00 (yet to be confirmed), this is considered acceptable given the busy road which the site is located on and that the existing dry cleaners lists their hours as 07:30-19:30 Mon-Fri, 09:00-18:00 sat and 10:30-16:30 sun. No external alterations are proposed.

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.

One objection and one comment were received in relation to this proposal and taken into account in assessing the change of use. The site's planning history and

relevant appeal decisions were taken into account when coming to this decision. Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS2, CS5, CS8, CS10, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP12, DP15, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 4.7 and 4.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, 23, and 56 -66 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.
- 4 You are advised that any external changes to the shopfront or signage are likely to require planning permission and / or advertisement consent.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment