

PLANNING STATEMENT

CHANGE OF USE FROM PHARMACEUTICAL (CLASS A1) TO DENTAL SURGERY (CLASS D1)

14 Crowndale Road
London NW1 1TU

20 OCTOBER 2015

IMAGE Architecture Ltd
London NW11 7SY

1.0 Description of proposed works addressing Policies DP10 and DP12

Change of use from a Pharmaceutical (Class A1) to Dental Surgery (Class D1) Located on the street level with 4 levels of apartments above.

Complete internal alterations and refurbishment

Converting garage at the rear to a habitable room. The existing façade and garage door remains as per existing. The internal wall behind the garage door will be constructed in timber stud & insulation to provide required U- value.

Access -Access to the property will be from the existing main entrance from Crowndale Road. The existing rear entry onto the parking yard will be retained.

Car Parking and Transport -The existing property does not have any allocated off-street parking, It is expected that customers and patients will in the main be local residents living in walking distance of the site. Public transport are easily accessible, so it is reasonable to assume that customers and patients travelling from further away will also be able to use public transport.

Waste Management -In addition to the existing standard waste provision at the rear of the property, a medical waste contractor will be commissioned to remove any medical waste once or twice every week as necessary.

Trees -The proposal will not affect any trees.

Scale- The total floor space will remain as existing.

The Dental surgery services to be provided are expected to include initial assessment, basic treatments and minor surgeries and referrals, typical of a dental surgery. This will provide a valuable and needed addition to the provision of dentistry services to the local community in the local area.

The current dental surgery immediately opposite the road (11 Crowndale Road) owned by the same company is overloaded, with long waiting times and difficulty getting appointments.

It is clear therefore that a new dental surgery service in the area would be very valuable to local residents and would relieve pressure on existing services.

It is expected that there will be 6-7 members of staff working in the Dental Surgery, and it is estimated that these services will receive up to 25-30 customer and patients per day. The proposed change of use will therefore create a significant amount of employment in the area. The additional workers and customers to the premises will increase footfall on Crowndale Road, increasing the viability of the other shops, services on the street and in

turn contributing positively to the vitality of the wider town centre area. The higher-income professional staff working at the dental surgery will also increase the vitality of the local area.

2.0 PLANNING ISSUE

Change of use-A1 to D1

The loss of Pharmaceutical (Class A1) would not harm the validity of a shop and its provision to serve a community or the public.

There are number of Pharmaceuticals within the vicinity of the site such as Booths the chemist within a walking distance. The proposed change of use from A1 therefore considered in principle as it would not harm the environment or residential amenity.

The non-retail uses exceeds 25% threshold in the shopping frontage. However, our proposal is to utilize the new surgery as a mixed use at the reception area with potential display window retailing dental products. This will provides a service to visiting members of the public.

The impact on the appearance and character of the shop front, Streetscene

The application is for change of use and no external alterations are proposed to the shop front. It is therefore considered that there would be no harm to the appearance and character of the site, streetscene.

3.0 Conclusion

With appropriate safeguarding conditions, the proposed change of use would not result in any harm to neighbours living conditions, the viability and viability of the district, the appearance and character of the shop front and Camden Conservation Area. The proposal is therefore consistent with policies of the "neighbourhood Shopping Centre Area of Unitary Development Plan.

By accommodating a dental surgery the proposal will provide a much-needed service for the local community, easing the pressure on existing dental surgeries. By providing additional services, the proposed dental surgery will promote growth in the local area.

The increased activity resulting from the dental surgery will contribute positively to the general vitality of the area, including neighbouring A1 uses.

The proposed change of use will not result in a loss of amenity to neighbouring properties, and will not have any detrimental impact on the appearance of the building or on the character of the area.

The proposed change of use will cause a small loss of retail in a town centre. However, it has been demonstrated that this will not adversely affect the essential character or function of the Camden Town Centre.