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NW11 7SY

Application Ref: **2015/5218/P**  
Please ask for: **Jagdish Akhaja**  
Telephone: 020 7974 **4899**

1 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Crowndale Road**  
**London**  
**NW1 1TT**

Proposal: Change of use from Pharmacy (Class A1) to Dental Surgery (Class D1).

Drawing Nos: Site location plan, 101, Planning statement dated 20th October 2015.

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: Site location plan, 101, Planning statement dated 20th October 2015.



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 health centre/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 site is located in a Neighbourhood Centre. The proposed use would cause a loss of a retail unit however as the parade currently comprises 60% retail (A1) units it would not give rise to less than 50% of the ground floor premises within the parade being in A1 use, in accordance with chapter 3 of Camden Planning Guidance 5. Whilst there would be more than 3 consecutive premises in non-retail use, it is considered on balance that the new facilities at 14 Crowndale Road would provide a community facility. The existing Dental Surgery opposite at 11 Crowndale Road, cannot meet the current demand of a high volume of patients. The loss of the retail (A1) unit is considered to be acceptable and it would not harm the retail vitality of the parade it forms part of. There are no external alterations proposed as part of this application.

The proposed dental surgery use is considered appropriate within this location. Paragraph 3.59 and 3.60 of CPG5, 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. In order to protect the character of the area and the amenities of the neighbouring occupiers a condition is added to the decision notice limiting the use to dentist surgery only.

The Applicant proposes the dentist surgery to be operating from 9am to 6pm Monday to Friday and 10am to 2pm on Saturdays. There is a general presumption that retail and D1 community uses are comparable in terms of the hours of operation and footfall. It is therefore not considered that there is any special need for conditions for hours of operation to be imposed. The use of the building as a dentist surgery is low key and would not have a detrimental impact on the amenity currently enjoyed by neighbouring occupiers.

There is no off-street parking provided for the building and it is considered that as this use has a high PTAL and the site is located in a highly accessible location where there are numerous bus routes therefore the proposed use is acceptable in transport use terms. In terms of servicing, the D1 use is unlikely to require more servicing than the existing retail.

The applicant has submitted letters of support with the application from local residents. No objections have been received as a result of the statutory consultation. 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, CS8, CS10, CS11 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP15, DP16, DP19, DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 3.1, 3.2, 4.1, 4.7 and 4.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17 and 23 of the National Planning Policy Framework 2012.

- 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

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

Ed Watson  
Director of Culture & Environment