

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6809/P	Paul Brewster	Fairways Firs Drive AL4 8LB	14/01/2016 13:49:03	OBJ	<p>1. Loss of Residential User</p> <p>This basement area, which accounts for at least 10% of additional floor space in the building was previously used for residential. Turning residential into commercial space goes against “existing planning policy” (Meeting Housing Needs under the Council’s local plan). It is necessary to have evidential proof as to why the subject premises is the only location available. The application does not cover this.</p> <p>The primary use is ‘residential mansion block’ and the addition of a further commercial unit which is not connected to the ground floor unit detracts from the natural/intended character of the original residential building.</p> <p>There are two further dentist surgeries within close proximity in Marchmont Street . This dentist carries out cosmetic work. It may not therefore be much additional benefit to the NHS as suggested.</p> <p>2. Heritage Design and Associated External Works</p> <p>The application falls short on a number of points to do with the external works necessary in both the description of the development and the design and access statement:</p> <p>a) If the main access staircase from the pavement is to be replaced or refurbished, this will need planning permission and will be a new development in a Conservation Area adjoining a listed building (Design and Heritage criteria will then come into play).</p> <p>b) The same would apply to the new roof at the rear and how it is to be supported. If this is to be incorporated into the building (number 14) adjoining, there will need to be a Listed Building Consent.</p> <p>c) There is also a concern over losing the rear passageway which has in the past been used to erect scaffolding for essential repairs to the mansion block, impacting on service costs etc.</p> <p>3. Alienation</p> <p>The fact that this is a completely separate additional commercial unit adds to the risk of it being sub-let or assigned in the future to a separate entity, despite the restrictions mentioned.</p> <p>4. Access Between Dentist’s Floors</p> <p>It appears that to save space there is no link internally between the ground floor and basement and patients, visitors, staff etc. will be expected to take the pavement stair access from straight outside the main residential front door. This leads to the following concerns about suitability:</p> <p>a) Obstruction, particularly with patients after anaesthetic etc. exiting from a relatively tight pavement staircase.</p>

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- b) An exposed stair will become slippery, particularly considering vulnerable patients' access.
- c) Conservation area status / View from the street.
- d) Suitability as a split business premises.
- e) Risk of anti-social behaviour with loss of a gate accessing the bottom of the front stairs.

5. Amenity/ Health and Safety

Camden are encouraging the use of bicycles in the Borough and the residents feel that the basement from the front would be better used as bike storage, thus helping reduce the demand on cars. Naturally, increasing the area in favour of medical use would increase the demand on cars, particularly for vulnerable patients and car parking is limited in the immediate vicinity.

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