

Ms Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/2543/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

11 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
137 Euston Road
London
NW1 2AA

Proposal:
Change of use of ground floor from Use B1 (office) to Use D1 (dental practice) to include external alterations to front elevation

Drawing Nos: 4097/OS, 4097/02-1A, 4097/02-2A, 4097/02-3B and Planning Statement May 2016 by Deloitte Real Estate

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 4097/OS, 4097/02-1A, 4097/02-2A, 4097/02-3B and Planning Statement May 2016 by Deloitte Real Estate.

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

- 4 The use hereby permitted shall not be carried out outside the following times 07:00 - 21:00 Monday to Friday, 09:00-17:00 on Saturdays and 09:00 to 12:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 only be used to provide dental/health services.

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 in accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

At present the entire building provides 572sqm of B1 floorspace, the proposal would result in the loss of 130sqm of this to D1 for use as a dental surgery. The current occupier does not fully utilise the space, occupying 30% of the space within the building, they will consolidate their operations to the upper floors of the building. The proposed use would not inhibit this operation given there would be separate access to the D1 and B1 uses. On balance it is considered that the loss of 130sqm

of office accommodation would be acceptable given it would not diminish or hinder the existing business operation within the building. In addition the proposed dental surgery would provide a use which is in need within the area, given it would be a practice that has had to relocate from 3 Gower Place as a result of UCL's refurbishment works. Furthermore the proposed use would be well suited to the Central London Zone. It is also worth noting that the proposed use would provide 6 full time positions, so it would be provided some element of employment floorspace.

The proposed D1 use of a dental surgery is considered appropriate in this location, however other D1 uses may not be acceptable due to the number of people coming and going and how these would be managed. Therefore a condition will be used to ensure that the premises are only used as a dental/medical use and no other use within the D1 Use Class.

With regard to design, the alterations to the shopfront are considered sympathetic and would ensure the use of the building contributes to the vitality and vibrancy of the area.

The development would not cause harm to residential amenity, given the nature of the proposed use and hours of operation, which will be secured via condition. There would be no impact on daylight, sunlight, outlook or privacy as there are no extensions proposed.

In terms of transport, in line with London Plan standards the development would have to provide 2 cycle parking spaces for staff use. An amendment was sought during the course of the application demonstrating these would be located to the rear of the unit within a secure area, the detail is considered acceptable for accessible cycle stands.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 CS3, CS5, CS8, CS9, CS10, CS11, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP13, DP15, DP16, DP17, DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies.

- 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

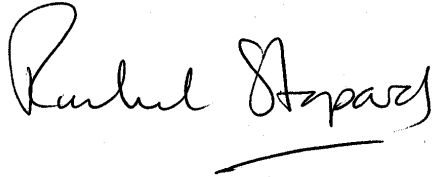
- 5 You are advised that any display of advertisement would likely require advertisement consent. You are advised to contact the case officer Seonaid Carr (020 7974 2766) to discuss further when you have considered what form of advertisement would be required.

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 'Rachel Stopard'. The signature is written in a cursive style with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities