

Clifford Rance Associates
Lodge Place
Great Chart
TN26 1JL
United Kingdom

Application Ref: **2016/4641/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

25 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Adam House
1 Fitzroy Square
London
W1T 5HE

Proposal:

Change of use of ground floor front room (60sqm) from office (B1a) use to flexible B1a/D1 use (reception and medical consulting rooms) with associated minor internal alterations.
Drawing Nos: Floor plan and site location plan received 19/08/2016, letter dated 19/08/2016, and planning & heritage considerations statement received 19/08/2016.

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: Floor plan and site location plan received 19/08/2016, letter dated 19/08/2016, and planning & heritage considerations statement received 19/08/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use of one ground floor room (measuring 66.8sqm) from B1a (office) use to mixed B1a/D1 (non-residential institution) use is considered acceptable. The room would be used as a reception/office in association with the existing medical consulting rooms at basement level which previously received planning permission for the change from office to clinic use in 2015 (2015/4755/P).

The proposal involves the change of use of a relatively small footprint that would not compromise or harm the viable use of the existing offices on site, and could easily be converted back into office use in the future.

The proposal would not result in any external alterations, and is therefore not considered to cause harm to the character and appearance of the host Grade I listed building or surrounding Fitzroy Square Conservation Area. Nor would the proposal result in increased visits to the application site, and would not harm the amenity of surrounding residents in terms of a loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and 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).

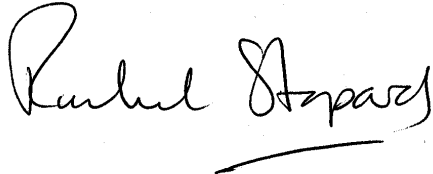
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Executive Director Supporting Communities