

Jonathan McClue
Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG

2 January 2017

Dear Mr McClue,

Re: 49-51 Farringdon Road ref: 2016/6194/P

Thank you for forwarding Dr. Talati's objection letter dated 22 December 2016 together with various attachments. We have now been able to consider its contents and are writing to you again to address the points raised in this letter and the objection letter from Black Box dated 19 December 2016. We also wish to address the additional four objections not raised by the surgery itself.

We list below some of the many and often repeated assertions made by Dr. Tatali in his objection letters. We consider that these assertions, that attempt to show the unsuitability of lower ground floor at Signet house for use as a dental surgery, cannot be substantiated and are clearly contradicted by the fact that Dr. Talati has himself recently opened a surgery within a basement premises with no access to natural light, of a similar size to that proposed at Farringdon Road and offering similar treatments.

The principal objections raised by Dr. Talati are as follows:

- *Loss of natural light will cause significant harm to both staff and patients.*
- *The lower ground floor at Signet House is not suitable for D1 usage.*
- *Necessary levels of daylight are essential for dental care.*
- *There will be a loss of service to patients, including those who are under long term care with ongoing treatments.*

- *The proposed skylights would provide insufficient natural light to maintain a healthy environment.*
- *Patient waiting areas require natural light and that locating them in the lower ground floor would result in an enclosed and uncomfortable environment for patients etc.*
- *Surgeons carrying out aesthetic work require natural light to assess colour tones.*
- *The proposed D1 unit in Signet House would only provide wheelchair users access via a lift. (noting that the Barbican surgery does not provide any direct access for wheelchairs whatsoever, as there is no lift to the lower ground floor only the provision of a chairlift on the staircase down from street level).*

We strongly contest the representations made by Dr. Talati in his letter dated 22 December 2016 for the following reasons:

The Necessity for Natural Light in a Dental Practice

In May 2016, Dr. Talati opened a new branch of Malmin Dental Care at 131 Aldersgate Street, Barbican EC1. This facility is of a similar size to the Farringdon Road branch and comprises 5 separate surgeries with a total floor area of 1,808sqf. The practice is located solely within the basement of the premises which has no access to natural light at all (either direct or indirect). All reception, waiting, treatment and staff areas are located under ground with no windows or skylights and are wholly lit by artificial lighting. The facility is accessed via a simple doorway at street level, leading to a staircase down to the surgery itself.

Malmin's website states that the Barbican branch offers, "*[a] full range of dental treatments including general dentistry, cosmetic dentistry, smile makeovers, hygiene services, dental implants, teeth in a day, Invisalign clear braces*".

The fact that Dr. Talati's most recently developed surgery, which offers a full range of treatments, is itself actually located solely in basement premises without any natural light, directly contradicts the numerous assertions made in his objection letters that natural light is essential for a dental practice and that direct ground floor access into the surgery is required.

As compared with the new Barbican site, the proposed D1 unit at 49-51 Farringdon Road will provide a significantly better quality of accommodation for the very reasons given in Dr Talati's letter, as natural light will be provided via large rooflights to the rear of the building and there will be the provision of a lift directly to the surgery.

We have enclosed plans and photographs for Malmin's Aldersgate Street surgery at Appendix 1 (further details can be found on the City of London Website, Ref. No: 14/01162).

In addition to Malmin's facility at the Barbican, other practices operating in the central London area without natural light include:

- Smile Hub, Wellness Suite, Basement, White Friar Building, 65 Fleet Street, EC4Y 1HS
- Dentistry 100, Basement, 64 / 65 Long Lane, EC1A 9EJ
- Smile Time Dental Lab Limited, 90 Harley Street (Basement), W1G 7HS
- Weymouth Street Dental Practice, Basement Flat, 28 Weymouth St, W1G 7BZ
- Dental Gateway, Basement Front, 73 Harley Street, W1G 8QJ
- Bupa Dental Centre - Moorgate, Basement, 2 Copthall Avenue, EC2R 7DA
- Dr James Baker's Dental Practice, Lower Ground Floor, 55 Wimpole Street, W1G 8YL
- Swedish Smile Clinic, 5 Devonshire Place, Lower ground floor, W1G 6JP
- Barbican Dental Care, Lower Ground Floor, 2 Copthall Avenue, EC2R 7DA
- Salisbury House Dental Clinic, Lower Ground Floor, Salisbury House, EC2M 5SQ

Schemes recently granted planning permission within the London Borough of Camden, involving the creation of dental practices without natural light within surgeries include:

- Ref: 2015/5218/P; Site Address: 14 Crowndale Road London NW1 1TT
- Ref: 2015/2999/P; Site Address: 152 Haverstock Hill London NW3 2AY
- Ref: 2014/7347/P; Site Address: 6 Eagle House 16 Procter Street, London WC1V 6NX
- Ref: 2013/7203/P; Site Address: 24E Little Russell Street London WC1A 2HS
- Ref: 2013/7141/P; Site Address: 19A Canfield Place London, London NW6 3BT
- Ref: 2012/1537/P; Site Address: Basement 24 Hatton Garden, London EC1N 8BQ

Further details in respect of these practices are provided at Appendix 5.

Apollo Interior's Letters Dated 3 February 2015 and 19 December 2016

At Appendices 4 & 5 of his objection letter, Dr. Talati encloses correspondence dated 3 February 2015 and 19 December 2016 from Christopher Armstrong, Director of Apollo Interiors in relation to a survey undertaken in 2015 in connection with the possibility of converting Malmin's current basement office at Signet House into a dental suite. As described later, these letters do not refer to the proposed D1 unit detailed in the planning application, but to Malmin's existing basement B1 office, which is less than half the size of the proposed D1 unit and does not contain roof lights.

In his letter dated 3 February 2015 Mr. Armstrong states,

"There is no natural light within the workspace, therefore compromising lighting within the surgeries"

"With a reduced ceiling height, it will not be possible to install a CT scanner within the space which you require within your practice. In addition, we cannot achieve the required lighting levels within the implant suite"

In his letter dated 19 December 2016, Mr. Armstrong concludes,

"[That] with no natural light in the basement providing a poor patient experience and poor working environment for staff"

It should be noted that Malmin's surgery at 131 Aldersgate Street was designed by Apollo Interiors, who also acted as agents for the planning application in respect of the scheme.

It is therefore unclear why, following a survey of Malmin's basement office at Signet House, Apollo Interiors determined that there would be insufficient levels of natural light within the proposed surgeries, particularly the implant suite, when a similar scheme was implemented by Apollo Interiors at 131 Aldersgate Street, where there is no natural light whatsoever. As shown in the literature enclosed at Appendix 2, Malmin confirm that the Aldersgate branch offers a full range of treatments, including dental implants.

The current ceiling height in the lower ground floor of 49-51 Farringdon Road is 2.8m. This can be increased by at least 200mm if required by lowering the basement slab, which will need to be removed in any case to allow for the installation of new services.

The letter from Apollo Interiors questions whether there is sufficient ceiling height for the installation of a CT scanner. We are unclear why this should be the case as minimum height requirements for Dental CT Scanners are quoted in the literature as being between 2.05m and 2.45m (see Appendix 3). This is exceeded by the achievable ceiling height in the proposed lower ground floor unit at Signet House, which we believe offers ample ceiling height as compared to other similar basement units occupied by D1 users.

It should be noted that Malmin's Farringdon Road facility has never utilised a CT scanner in the past and so there would be no loss of service in this regard in any event.

It should also be noted that the letters provided by Apollo Interiors relate to Malmin's current basement office, which comprises less than half of the space being proposed for the relocated dental surgery. Their letter makes comments about the size of the unit, which they assess to be generally too small to provide an efficient and pleasant working environment and would make the waiting area claustrophobic. These comments are simply not relevant to the present planning application, as they only relate to the area comprised of Malmin's existing B1 unit within the basement of the building.

The proposed D1 unit within the lower ground floor of Signet House will have a floor area in excess of the basement dental facility recently set up by Dr. Talati in conjunction with Apollo Interiors at 131 Aldersgate Street and Malmin's current dental practice at Farringdon Road.

In his letter dated 3 February 2015 Mr. Armstrong states, *"The existing fresh air system is insufficient to serve the new proposed change of use. To achieve the required amount of air changes to comply with Building Control a new system will need to be installed to supply the Decontamination Room to comply with HTM-01-05 regulations"*

Mr. Armstrong's comments in this regard are not relevant in this case, as the lower ground floor at 49-51 Farringdon Road will be fully redeveloped. Suitable ventilation will be installed in this area so as to comply with HTM-01-05 regulations as it has been within the similar basement unit at 131 Aldersgate Street. The provision of suitable M&E systems will be addressed in consultation with the dental practice.

The final conclusion in Mr. Armstrong's letter is that CQC approval will be difficult to obtain due to the nature, size and shape of Malmin's existing basement office. Similarly, this conclusion has no relevance as it does not relate to the significantly larger unit that is proposed within the redeveloped building. Further, it is considered that Malmin must have presumably obtained CQC approval for the similar basement facility at 131 Aldersgate Street.

It should be noted, that at time of Mr. Armstrong's letter to Dr. Talati dated 3 February 2015, we were in active discussion with Dr. Talati concerning his request to add a complementary treatment suite covering massage and physiotherapy into his basement office. There was never any discussion regarding the setting up of a new dental suite. Our understanding was that Dr. Talati's plans did not proceed because of uncertainty as to where a new staircase could be inserted between the ground floor surgery and basement, rather than the concerns raised in Mr. Armstrong's letter, which, given Apollo's involvement with the implementation of the Barbican Surgery now seem to be fully contradicted anyway.

Detailed Response to the Points Raised in Dr Talati's Letter of 22 December 2016

The Issue of Natural Light

In his letter, Dr. Talati repeatedly asserts that natural light is essential in dentistry and that a basement premises is not a suitable location for a dental practice. In this regard, he states:

"In dentistry light is one of the most important factors"

"The working areas are designed to minimize accidents, allow the highest standard of cross infection control to be adhered to.... We would not be able to replicate this in the basement"

"[The waiting area allows] as much light as possible to ensure patients feel comfortable and relaxed prior to receiving treatment"

"I have a duty of care to my patients, the local community and also my 42 staff to ensure adequate ventilation is achieved, light and working conditions. This is also a requirement of the Care Quality Commission which is our regulatory body and serves the property under the Health and Social Act. We have to ensure that the administration staff are also able to work comfortable for long periods of time. The basement would not be suitable for this"

"The welfare of the staff that treat patients under stressful conditions also needs to be considered. Natural Light and air is very important"

"The plans disregard the requirements for the D1 usage or further uses. These plans have a detrimental effect on patients, welfare of staff, and subsequently the ability to provide an effective service to the local community"

"What is proposed is not workable. The DP15 policy is disregarded in this instance and provides little thought for patients and the clinical staff that work in this community facility"

All of these statements are directly contradicted by the fact that in May 2016, Dr. Talati opened a new practice within a basement premises, with no access to natural light, of a similar size to that proposed at Farringdon Road and offering similar treatments.

All reception, waiting, treatment and staff areas at the new Barbican practice are located under ground with no windows or skylights and are wholly lit by artificial lighting. As shown within the Malmin literature (enclosed at Appendix 2), the new surgery provides a full range of treatments, similar to those offered at the Farringdon Road branch, including dental implants.

It is entirely unclear why light is only important to Dr. Talati in certain contexts and why the lower ground floor at Signet House, which would provide significantly more natural light than the new facility at the Barbican, is not deemed by him to be suitable accommodation.

At Paragraph 3 of his letter dated 22 December 2016, Dr. Talati states, *"The skylight is actually a conservatory roof and was installed by myself to attract as much light as possible to the ground floor"*.

This statement is incorrect. Only a small portion of the roof can be described as a conservatory roof. This area was created by an extension built over a rear yard at the premises, that was erected by Dr. Talati without freeholder consent or planning permission and involved the removal of large existing windows within the rear elevation of the building. The purpose of this extension was to create additional surgery space not to increase levels of natural light (Further details can be found on the Camden website under planning reference 2006/4256/P).

At Paragraph 12 of his letter dated 22 December 2016, Dr Talati states, *"We have considered using the basement as a further clinical space to meet increasing demand from the local community but this was found to be an impossible task due to height restrictions, lack of light and inadequate working conditions"*.

We feel that this statement is misleading. As already mentioned in relation to the letters from Apollo Interiors, the area Dr. Talati refers to above is solely the B1 basement office he presently lets within the building. This area comprises less than half of the space that will be allocated to the dental practice under the proposed scheme. Therefore Dr. Talati's statement in this regard has no relevance in this case.

At Paragraph 6 of his letter dated 22 December 2016, Dr. Talati states, "*The building when originally chosen were for these reasons hence we would be able to conform to the highest standards required*".

Whilst the building might have been chosen by Dr. Talati for specific reasons, he took a 10 year lease that has now expired, in the knowledge that the building at 49-51 Farringdon Road was in need of modernisation. In accordance with Camden policy, the proposed scheme will retain (in fact increase) the provision of D1 space at the building.

We will seek to retain Malmin and support their move to the lower ground floor. Given that Malmin have recently established a new basement surgery in the Barbican, we feel that this move is entirely viable. The building at 49-51 Farringdon Road is in need of modernisation, having not undergone any improvement works for over 30 years. As previously highlighted, the relocation of the D1 unit is necessary to achieve a better standard of accommodation throughout the property. The improved layouts at the building are necessary to ensure the economic viability of the scheme.

The Impact on Surgery Staff

In his letter dated 22 December 2016, Dr. Talati states that he employs 42 full time members of staff at the Farringdon Road branch. The letter produced on Dr. Talati's behalf by Black Box dated 19 December 2016, confirms that these members of staff consist of 24 full time dentists, doctors & surgeons, 12 nurses and the remainder support staff.

We consider that this appears to be an extremely high number of full time staff for a dental practice consisting of only 7 surgery spaces. Malmin's website states that 13 dentist, 6 hygienists and 3 support staff operate out of the Farringdon Road branch. Of these, 4 of the dentists listed also work at Malmin's Liverpool Street and Barbican branches. Furthermore, of the 13 dentists listed on the Malmin website as working at the Farringdon Road branch, 9 also work at surgeries operated by other companies and so cannot be classed as full-time employees (See Appendix 6).

This is at variance with Dr. Talati's statement in respect of the number of full-time staff working at the Farringdon Road branch, which we believe has been exaggerated as has the impact of the proposed scheme in this regard.

The Issue of Access

In his letter dated 22 December 2016, Dr. Talati refers to access constraints and the need for satisfactory arrangements for disabled patients. As shown within the plans accompanying the application for the proposed redevelopment works at 49-51 Farringdon Road, the scheme is fully DDA compliant and will provide a passenger lift to the basement level of the property.

Contrary to the statements made by Dr. Talati, we do not believe that the proposed concierge desk to the front of the building will impede access for patients. To the contrary, the receptionist will be able to orientate and direct users of the dental facility. Sufficient space has been provided within the proposed lower ground floor D1 unit for a dedicated dental reception area. Despite the concerns raised by Dr. Talati in this regard, it should be noted that the Barbican surgery does not provide any direct access for wheelchair users whatsoever, as there is no lift to the lower ground floor, only the provision of a chairlift on the staircase down from street level. Furthermore, there is no reception at ground floor level to assist disabled users of the facility.

As we have highlighted previously, the creation of a new general reception area to the property will both significantly improve the experience of those using the building and security. At present, there is no reception or concierge desk, requiring visitors to navigate their own way into and around the building. Users of the property have repeatedly reported problems in relation to unauthorized persons entering the building via the entry phone system, resulting in post being stolen and vacant offices being entered. The most recent example of this occurring only a few weeks ago (see Appendix 4).

Impact upon the Community

At Paragraphs 14 of his letter dated 22 December 2016, Dr. Talati states, "*Camden's adopted policy DP15 which states that 'same standard or better than lost' should be applied. Furthermore, the policy goes on to state that 'no shortfall in provision' will be created by the loss. This will occur for patients' midway through treatments*".

Dr. Talati's statement in respect of Camden Policy DP15 is not correct. Policy DP15 makes reference to the provision of "the *same standard or better*" only in connection with Leisure D2 spaces and not in reference to Community D1 use. In respect of Community uses, the policy states that proposals involving the loss of facilities will need to "*Provide a replacement facility that meets the needs of the local population in an appropriate location*". We believe that the proposed scheme, which will provide an increased level of D1 space within the building, fulfils this requirement.

Malmin operates 4 dental practices within the central London area, at Farringdon Road, Aldersgate Street in the Barbican, Liverpool Street and in Hampstead. The closest facility to the Farringdon Road branch is at the Barbican, which is located some 0.4 miles away. It must be considered that patients midway through treatments could be seen at alternative branches during the period of the

construction works. It cannot be considered that there will be a total loss of provision as a result of the repositioning of the dental surgery within the basement of the building at Signet House.

In his letter dated 22 December 2016, Dr. Talati repeatedly asserts that the proposed works will result in the total loss of an essential community service. He states:

"[The proposals will affect Malmin's] ability to provide an effective service to the local community"

"There is already a shortfall of healthcare in Central London and there is an ever-increasing population both residential and commercial which will increase over the next five years. This will be a significant loss to the community."

"The landlord has made no attempt to discuss or determine the impact of the local community losing the service we provide, nor has he attempted to discuss the impact or alternative options to prevent the loss of a valuable community service"

At Paragraph 19, Dr. Talati accuses us of being motivated by monetary gain, rather than striking a balance between the welfare of patients, the wider community and the workforce and also putting patient care at risk.

Malmin is a solely private dental practice that offers no NHS provision whatsoever. We therefore do not see how Malmin can assert that they are actively seeking to help the wider community, in that only members of the public able to afford private dentistry can benefit from their services. Dr. Talati states, *"Many of the local residents are treated for free as we are insurance approved and this would be a significant loss"*. We would strongly assert, that the requirement to have medical insurance does not constitute a free service.

Given the number of dental practices offering NHS care within the immediate vicinity of Malmin's Farringdon Road branch, we question whether this facility should be treated as an essential community service.

In summary, we do not consider that the relocation of this surgery to a similar sized unit within the basement of the building could constitute a total loss of service, particularly given that Malmin have recently opened a new branch in basement premises, with less access to natural light than is proposed at Signet House. Whilst the proposed works will cause disruption to the service provided at Malmin's Farringdon Road branch, we consider that continuity of care can be maintained via the other Malmin surgeries located within a close vicinity. We have provided Malmin with full details of the proposed scheme and have tried to arrange meetings with Dr. Talati on three occasions to discuss the proposals. He has not responded.

Response to other Objection Letters Received

1. Objection by Jonathan Evans

This objection relates to concerns over the loss of a local surgery with access to natural light. Mr. Evans states that he finds it hard to access a practice locally, which is open in the evenings and on Saturdays.

Whilst we acknowledge Mr. Evans's concerns, Malmin operate two alternative practices within a mile of his home at Liverpool Street and Barbican. The practice at Liverpool Street is located in ground floor premises and has access to natural light. Both practices are open in the evenings. We feel that continuity of care can be provided at these other centres.

We do not consider that the proposed D1 unit will be 'dingy' as asserted in the objection. The lower ground floor of the building will be fully redeveloped as part of the proposed scheme and will offer a significantly better quality of accommodation than the premises utilised by Malmin Dental Care at the Barbican for the reasons given above.

2. Objection by John Burton

This objection raises concerns over the proposed relocation of the dental surgery in relation to lack of natural light and access arrangements, we believe that our responses to Dr. Talati's letter address these concerns.

The objection also raises a concern about the loss of the existing surgery street frontage, which Mr. Burton feels contributes positively to the street. We consider that the submitted scheme will retain an active frontage, which will be extended in the case of the proposed A1 retail unit. We feel that rather than detracting from the street scene, the proposed street frontage for the building will be an improvement and more in keeping with the aims of the Hatton Garden Conservation Statement than the present dental surgery frontage.

Mr. Burton specifically raises a concern regarding access to the surgery outside of normal office hours, when the proposed manned reception desk on the ground floor may not be attended. We consider that suitable access arrangements can be agreed with the surgery to overcome any problems of access as they will be with others users of the building operating outside of normal working hours. As is the case with most buildings operating a ground floor reception, it is most likely that outside of normal working hours, customers will be able to buzz in at street level. However, having taken account of the working hours stated on the Malmin website, we consider that the concierge would be in operation during these times in any event.

3. Objection by Dr. Mas Hobbi

In this objection, from a dentist, the need for natural light in shade taking, crowns, fillings and other restoration work is asserted.

As well as practicing at the Malmin's Farringdon site, Dr. Hobbi undertakes such dental work at London Smile Clinic, 19-21 Islington High Street, N1. Layouts of this clinic are shown on the Islington Planning Application database, and indicate that the surgeries at this clinic have very limited access to natural light. In addition, as detailed above, Malmin's new practice at the Barbican has no access to natural light yet offers a full range of treatments. Therefore, the paramount importance of natural light as asserted by Dr. Hobbi is contested.

4. Objection by Thomas Heatherwick

This objection raises concerns over the impact of loss of natural light, in particular on an anxious child.

Whilst we acknowledge Mr. Heatherwick's concerns, we again advise that space for surgeries with natural light will be available in the proposed D1 unit, so this concern will be addressed. Furthermore, in the interim whilst the works are being undertaken, we consider that it will be possible for continuity of care to be maintained at Malmin's Liverpool Street branch, which also has access to natural light.

Please let me know if you have any queries or require any further information in relation to the foregoing.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. A. Cheifetz', with a long, sweeping horizontal stroke extending to the right.

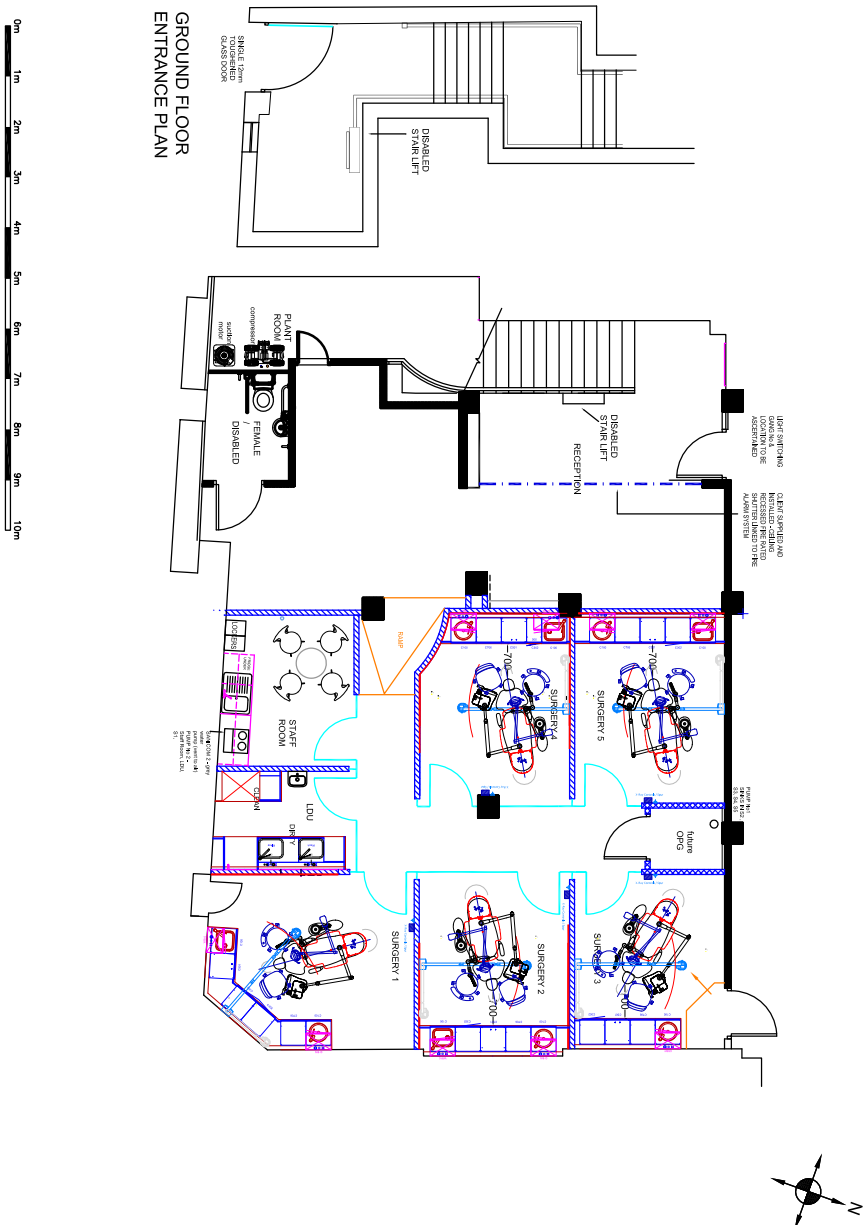
Simon Cheifetz

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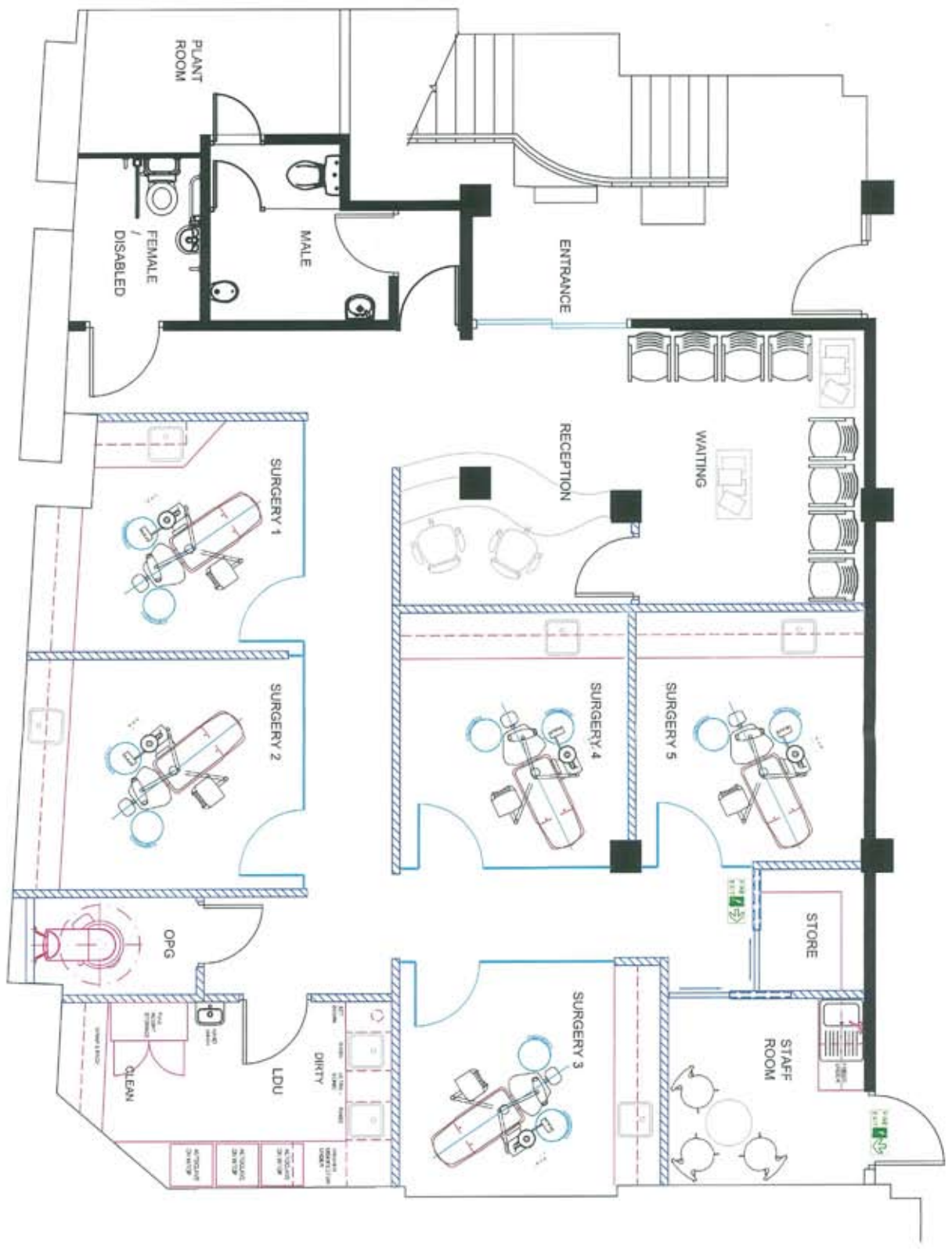
Appendix 1

Plans, Design Statement & Photographs
in respect of the 131 Aldersgate Street Practice



GROUND FLOOR & BASEMENT
ENTRANCE PLAN

<p>PLANNING DRAWING</p>	
CLIENT	Dr M Talat
PROJECT ADDRESS	131 ADERSGATE STREET LONDON EC1A 4AB
DRAWING TITLE	GROUND FLOOR & BASEMENT PROPOSED PLANS
DATE	17/18
REVISION	DESCRIPTION AND COMMENTS
1	SINGLE LEAF GLAZED ENTRANCE DOOR
2	
3	
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PRELIMINARY DRAWING	
DR. N. TILANI MAJUM DARFAL	
PROJECT ADDRESS 131 ALDENHATE STREET LONDON EC1A 4DB	
DRAWING TITLE LOWER GROUND FLOOR PROPOSED LAYOUT	
CLIENT'S NAME DATE SCALE 1:250 @ A3 1324 - 101 D1 10 ver. 1 0	ARCHITECT'S NAME 150 @ A3 15.10.14

**Planning Statement
In Support of Application for Change of Use
From Bookmakers to Dental Surgery
At
131, Aldersgate Street London EC1**

1. SUMMARY

1.1. This Supporting Planning, Design and Access Statement has been prepared by Howell Brroks Building Consultancy, on behalf of Dr Minesh Talati. It accompanies a planning application for the Change of Use of the basement of the property from a Bookmakers/Betting Shop to a Dental Surgery.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within the City of London. The location of the site is to the western side of Aldersgate Street and to the North of Barbican Station. It is located near to the junction of Aldersgate Street and Long Lane and Beech Street.

2.2. The site is very well located for public transport, Barbican Station on the underground is approximately 50metres. St Pauls Underground Station is approximately 750m to the south and Farringdon Station with underground and national rail connections is a similar distance to the west of the property. There are regular bus routes serving the site.

2.3. The area comprises a high density of residential and commercial properties. The barbican Estate is close by as is Smithfield Market.

2.4. The adjacent properties are a supermarket and offices.

The Site

2.5. The site has been used as a Bookmakers/Betting Shop and is purely basement accommodation. It is planned to be a dental surgery. It is all on one level with self contained toilet and welfare facilities.

2.6. The building does not have any architectural merit as existing.

2.7 The scheme involves no external alteration to the building and no change of access arrangements.

2.8 The scheme involves no alteration to external service provision and any changes will be strictly internal to the basement.

3. The Proposal

3.1 The proposal is based on previous experience of demand for a facility available close to and during working hours.

3.2 The proposal has considered the number of persons that work and indeed live in the area.

3.3 The proposal includes 5 Surgery rooms, Staff welfare facilities, a laundry room, waiting and reception areas. Toilet facilities are as existing.

4 Conclusion

The proposal has no effect on the access to or from or into the building. Any alterations are purely internal in layout nature.



Entrance to the Barbican Practice at 131 Aldersgate Street



Reception at the Barbican Practice at 131 Aldersgate Street

Appendix 2

Malmin Advertising in respect of
the 131 Aldersgate Street Practice



Existing patient? [Click here](#)

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Two weeks until New Malmin Barbican Practice Opens

Date 03 May 2016 / **Categories** Barbican dental implants, Barbican dentist

We are delighted that our new practice in Barbican is opening in two weeks. The new practice location is right next to Barbican underground station making it easy for patients to reach us. The five surgery practice will offer a full range of dental treatments including general dentistry, cosmetic dentistry, smile makeovers, hygiene services, dental implants, teeth in a day, Invisalign clear braces, facial aesthetics as well as on-site private GP services.

The Renovation of the new location is taking speed and all of the dental chairs and glass surgeries were installed last week. The practice will benefit from state of the art dental equipment which will enable us to offer the very latest dental treatments. We want to create an exceptional patient experience and this will begin from the moment patients enter the practice. Our waiting area will be equipped with a fully stocked refreshment bar,

RECENT BLOG POSTS



New Year, New You!



New Year Dental Health

Resolutions



Top Dental Tips for the Festive

Season



Sparkle this Christmas With Help

From a Dental Hygienist



The Whole Picture:

comfortable seating and relaxing music. The surgeries have the very latest dental chairs which provide the highest level of comfort for patients.

We are registering new patients NOW. Visit our homepage to register. The first 100 people to register will qualify for a FREE dental check up and all new patients who visit the practice in May will receive a FREE dental goody bag.

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Missing a tooth? >

Teeth Whitening

BLOG CATEGORIES

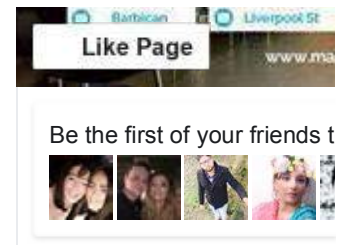
Blog Categories

Select Category

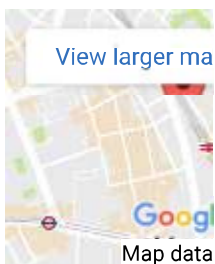
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Type keywords...

FOLLOW US ON FACEBOOK

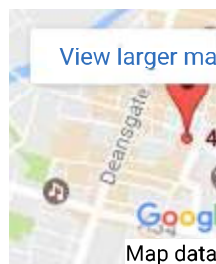


Farringdon



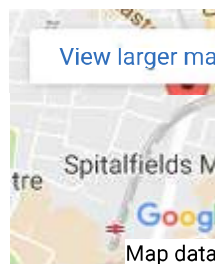
book online

Manchester



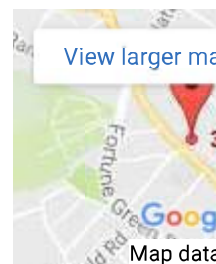
book online

Liverpool St



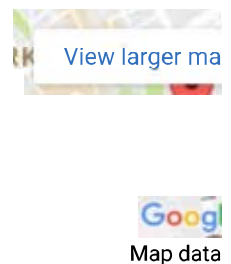
book online

Hampstead



book online

Barbican

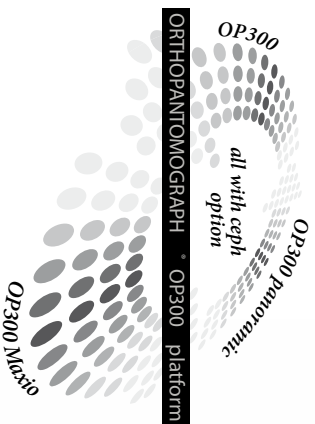


book online

Appendix 3

Information in respect of Dental CT Scanners

The Genuine One.



The Core.

Gold standard image quality

Decades of experience along with gold standard image quality are combined in the ORTHOPANTOMOGRAPH * OP300, for your benefit.

Efficient clinical use

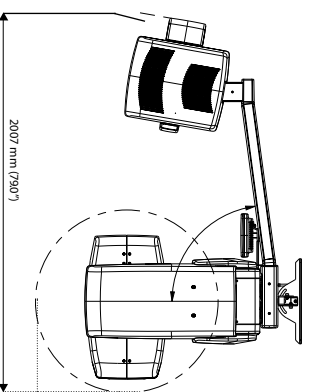
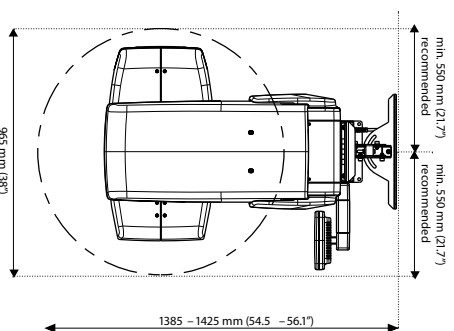
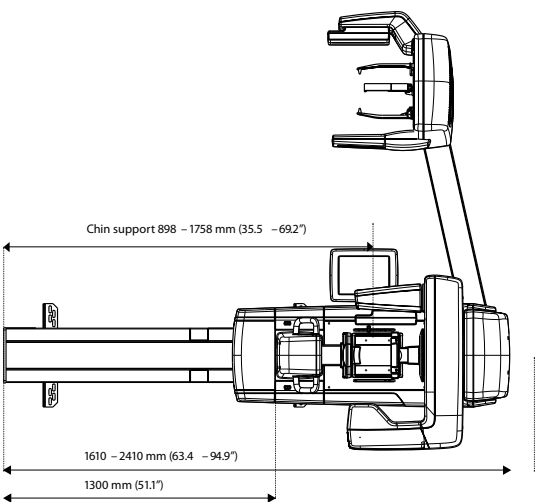
With the OP300 platform, imaging is straightforward. Patient positioning is intuitive and precise. Image settings are smoothly set with an easy-focus user interface. Versatile imaging software enables efficient diagnosis. As a result, workflow is fast and effortless.

Excellence for all clinical needs.

*General practitioners – Endodontics – Implantology
– Orthodontics – Maxillofacial surgery – ENT*



Dimensions



Weight	
panoramic	200 kg
with cephalometric option	250 kg
Height	
min. room height	2050 - 2450 mm

Easy wheelchair accessibility.

Technical specifications

Technical specifications			
generator	high frequency DC, 75-150 KHz		
focal spot	0.5 mm IEC 336		
tube voltage	57 - 90 kV		
tube current	3.2 - 16 mA		
HU capacity	35 kJ, 49 000 HU		
minimum total filtration	3.2 mm Al		

Panoramic		Cephalometric	
Image detector	CMOS	Image detector	CMOS
sensor pixel size	100 µm	sensor pixel size	100 µm
Image pixel size	100 µm	Image pixel size	100 µm
scan time	8.6 - 161 s	scan time	6.5 s - 20 s
Image field height	151 mm	Image field width	160 mm - 270 mm

Imaging programs	standard, pediatric, ortho zone, orthogonal, wide arch, Lat TML, PA TML, Maxillary sinus, bitewing		
3D	OP300	OP300 Maxio	
Image detector	CMOS	CMOS	
Image voxel size	85 µm - 300 µm	85 µm - 420 µm	
scan time	10 - 20 s	10 - 40 s	
exposure time	2.34 - 12.5 s, pulsed X -ray	1.2 - 9 s, pulsed X -ray	
Image volume sizes (H xW)	61x41, 61x78 mm	50x50, 61x78, 78x78, 78x150, 130x150 mm	
DICOM support	yes	yes	

Minimum system requirements for acquisition computer	
processor	2.5 GHz dual core, or better
memory	8 GB RAM or more
hard disk	500 GB or more
expansion slot	PCI Express x16, full length
network	Gigabit Ethernet, 1000Base -T
power supply	500 watt minimum
operating system	Windows 7, Windows Vista or Windows 8 (64-bit)

Please refer to CLINVIEW™ installation manual for full software specifications and requirements or contact your local dealer.

Choose your own ORTHOPANTOMOGRAPH	OP30	OP200	OP300	OP300 M axio
Standard panoramic	•			
Advanced panoramic		•	•	•
TMJ imaging		•	•	•
Cone Beam 3D			•	•
Cephalometric			•	•

3D Imaging Systems



A new dimension of confidence
better 3D images for a better practice.

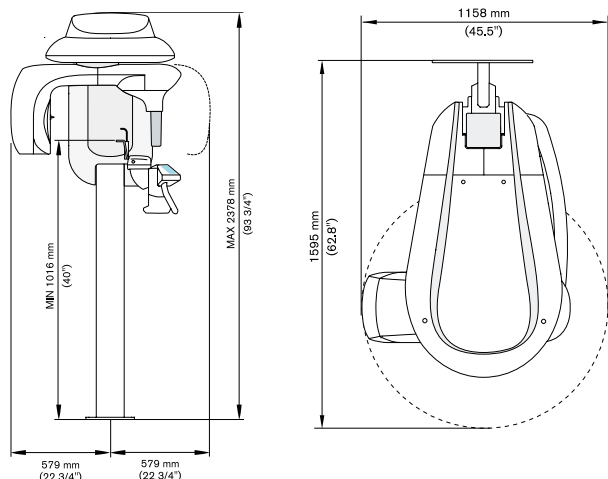
Technical Specifications

CS 9000 System

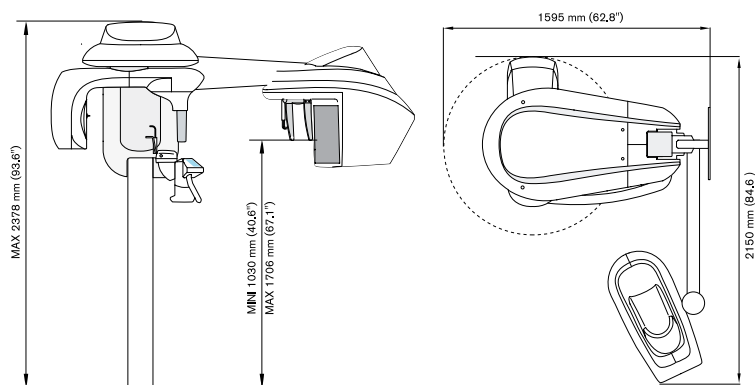
	Panoramic Modality	Cephalometric Modality	3D Modality
Sensor Technology	CCD with Optical Fiber	CCD with Optical Fiber	CMOS with Optical Fiber
Technology	Panoramic	One-Shot	Cone beam CT
Gray Scale	14 bit	14 bit	15 bit
3D Field of View	n/a	n/a	Single Volume: 5 cm diameter x 3.75 cm height Extended Volumes (up to 3 volumes): 7.5 cm diameter x 3.75 cm height
Exam Options	Standard Panoramic Child Mode Segmented Panoramic Maxillary Sinus LA TMJ x 2 LA TMJ x 4	Child Mode Lateral, Oblique, Frontal (AP/PA), Submento-Vertex, Carpus Multiple Cephalometric Field Choices: 30 cm x 30 cm, 24 cm x 30 cm, 24 cm x 24 cm, 18 cm x 24 cm, 18 cm x 18 cm	Child Mode Resolution Options: from 76 to 200 micrometers
Other Specifications	Panoramic Modality	Cephalometric Modality	3D Modality
Input Voltage	230/240 V - 60 Hz	230/240 V - 60 Hz	230/240 V - 60 Hz
Tube Voltage	60-90 kV (max)	60-90 kV (max)	60-90 kV (max)
Tube Current	2-15 mA (max)	2-15 mA (max)	2-15 mA (max)
Frequency	140 kHz (max)	140 kHz (max)	140 kHz (max)
Total Filtration	> 2.5 mm eq. AL	> 2.5 mm eq. AL	> 2.5 mm eq. AL
Weight	353 lb (160 kg)	438 lb (199 kg)	353 lb (160 kg)
Space Requirements WxDxH (mm)	1500 mm (59") X 2000 mm (78 3/4") X 2400 mm (94 1/2")	2230 mm (88") X 2000 mm (78 3/4") X 2400 mm (94 1/2")	1500 mm (59") X 2000 mm (78 3/4") X 2400 mm (94 1/2")

Warning: Class 2 laser product. Do not stare into the beam.

CS 9000 3D system



CS 9000C 3D system

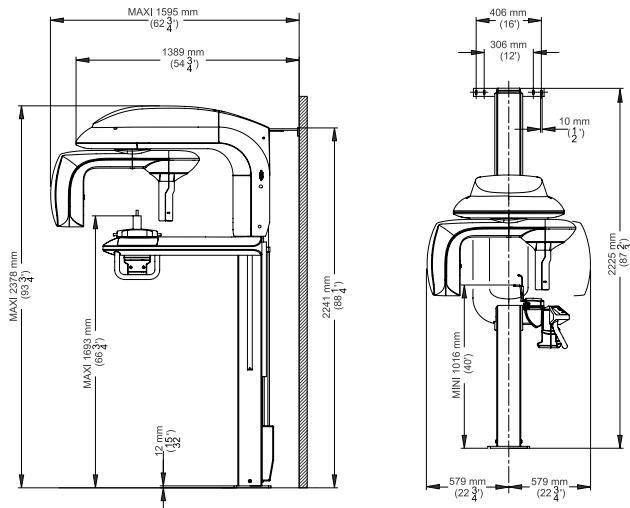


CS 9300 System

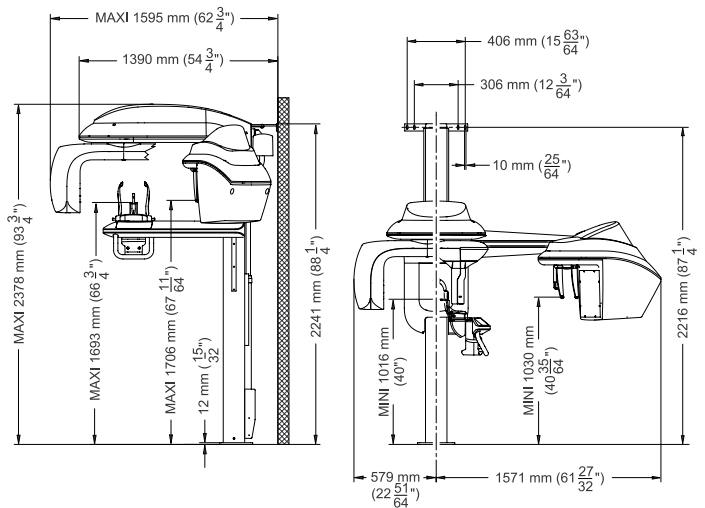
	Panoramic Modality	Cephalometric Modality	3D Modality
Sensor Technology	TFT	CCD with Optical Fiber	TFT
Technology	Panoramic	One-Shot	Cone beam CT
Gray Scale	16 bit	16 bit	16 bit
3D Field of View	n/a	n/a	CS 9300 Select: 5 cm x 5 cm, 10 cm x 5 cm, 8 cm x 8 cm, 10 cm x 10 cm CS 9300: 5 cm x 5 cm, 10 cm x 5 cm, 8 cm x 8 cm, 10 cm x 10 cm, 17 cm x 6 cm, 17 cm x 11 cm, 17 cm x 13.5 cm
Exam Options	Standard Panoramic Child Mode Segmented Panoramic Maxillary Sinus LA TMJ x 2 LA TMJ x 4	Child Mode Lateral, Oblique, Frontal (AP/PA), Submento-Vertex, Carpus Multiple Cephalometric Field Choices: 30 cm x 30 cm, 24 cm x 30 cm, 24 cm x 24 cm, 18 cm x 24 cm, 18 cm x 18 cm	Child Mode Resolution Options: 90 to 500 micrometers
Other Specifications	Panoramic Modality	Cephalometric Modality	3D Modality
Input Voltage	230/240 V, 50/60 Hz	230/240 V, 50/60 Hz	230/240 V, 50/60 Hz
Tube Voltage	60-90 kV (max)	60-90 kV (max)	60-90 kV (max)
Tube Current	2-15 mA (max)	2-15 mA (max)	2-15 mA (max)
Frequency	140 kHz (max)	140 kHz (max)	140 kHz (max)
Total Filtration	> 2.5 mm eq. AL	> 2.5 mm eq. AL	> 2.5 mm eq. AL
Weight	353 lb (160 kg)	438 lb (199 kg)	353 lb (160 kg)
Space Requirements WxDxH (mm)	1500 mm (59") X 2000 mm (78 3/4") X 2400 mm (94 1/2")	2230 mm (88") X 2000 mm (78 3/4") X 2400 mm (94 1/2")	1500 mm (59") X 2000 mm (78 3/4") X 2400 mm (94 1/2")

Warning: Class 2 laser product. Do not stare into the beam.

CS 9300 System / CS 9300 Select System



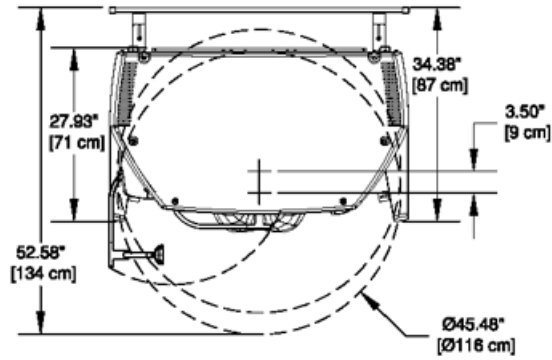
CS 9300C System / CS 9300C Select System



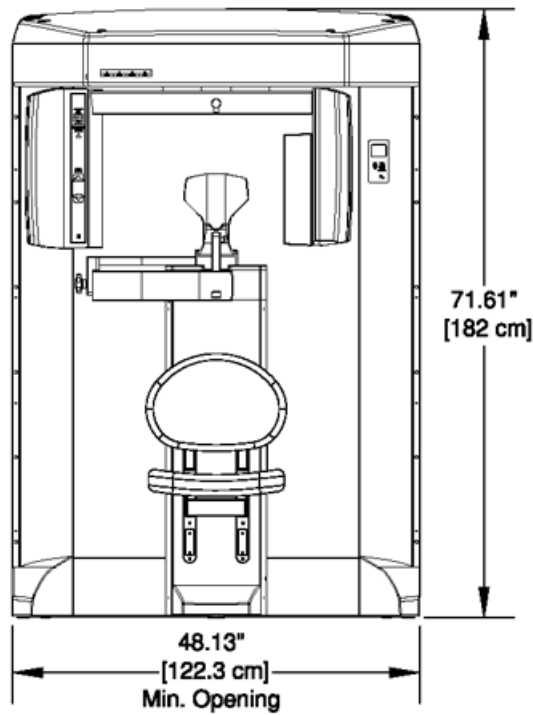
i-CAT[®] Technical Guide



Scanner Dimensions



TOP VIEW



FRONT VIEW

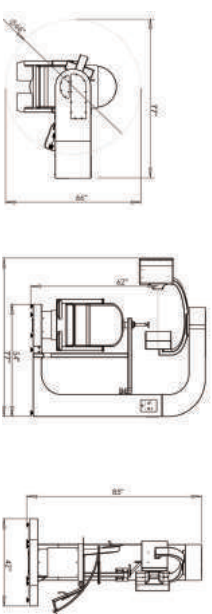
ILUMA[®] CBCT Scanner Specifications

ILUMA CBCT Scanner	ILUMA 5FV	ILUMA 5FV
Pixel Dimension:	254 x 183um - horizontal	12 x 13um - horizontal
Measured Resolution:	(Spatial) 40 to 211 Lp/30mm	(Spatial) up to 10.8 Klp/cm
X-ray Source:	High frequency, constant potential, 120 kVp, 1-1.3 A/rA	Same
Focal Spot:	0.3mm	Same
Image Detector:	Amorphous Silicon Flat Panel	Same
Pixel Pitch:	127 micron (0.005 inch)	Same
Software OS:	Windows XP Pro	Same
Workstation:	Quad Core Pentium®4 bit processor	Same
Gun Scale:	16 bit (0.361 gray scale)	Same
View Size:	Selectable:	Same
	Standard - 0.4mm	Same
	Normal - 0.2mm	Same
	High - 0.1mm	Same
	Ultra High - 0.07mm	Same
Image Acquisition:	Conic beam tomography geometry - single shot rotation	
Scan Time:	Variable scan times between 20 - 40 seconds in a single shot rotation and 7 seconds in a single 180° rotation	
Patient Position:	Standard with head stabilization and chin support	
Reconstruction Type:	3D	
Reconstruction Time:	2 minutes or greater, depending on volume & resolution to be reconstructed	
System Footprint:	42" x 46"	
System Weight:	350kg (770lbs)	
Recommended Room Size:	8' x 8' x 8' (2.4 x 2.4 m)	
Minimum Room Size:	6' x 7' x 8' (1.8 x 2.1 m)	

Replaces ILUMA Complete Scanner 2.0

ILUMA[®] CBCT Scanner Dimensions/Footprint

The ILUMA CBCT Scanner is delivered as a complete package including software, computer, dual monitors, installation, training, delivery and a 5 or 6 year warranty.



IMTEC reserves the right to change specifications at any time in order to improve product performance.

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Das Systemhaus
für die Medizin

ic med GmbH
Waldenstraße 4
D-42699 Solingen
Tel.: +49 (0) 345-28419-30
Fax: +49 (0) 345-28419-60
www.ic-med.de

IMTEC Corporate Office

IMTEC P.A.Z.S.
2901 North Commerce
Arlington, Oklahoma 72401, USA
Tel: 800.225.4493
Tel. Fax: 800.879.0123
Fax: 800.866.9724 U.S.

IMTEC United Kingdom Ltd.

231 Channon Drive
Chew, Cheshire, CV113RN
Tel: +44 1884 8003883
Fax: +44 791 391 1972

IMTEC Los Alamos

IMTEC Technology Center
110 Belpack Drive
Los Alamos, New Mexico 87544, USA
Tel: 505.661-3000
Fax: 505.662-5179

IMTEC Latinoamérica, S.A. DE CV.

P.O. Box 1219
Cajal, Toluca, Mexico
Cuernavaca, Mexico
Mexico 62200
Tel: +52 (01) 777 318 4464
Tel. Fax: 01-500-008-4464
Fax: +52 (01) 777-319-0790

IMTEC Canada

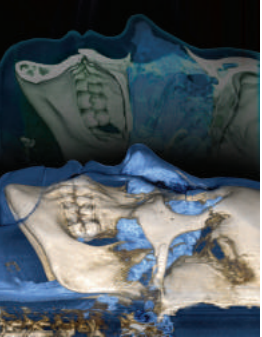
86000 Linn St. Suite 202
City of Vaughan, Ontario L4K 5B8
Tel: 905.660.1838
Tel. Fax: 905.226.5220
Fax: 905.660.1905

IMTEC Europa

Dornbachstraße 30
61440 Oberursel
Germany
Tel: +49 6171 88798 27
Tel. Fax: 0080 46893 400
Fax: +49 6171 88798 20



ILUMA[®] CBCT Scanner
Your Choice is CLEAR



Appendix 4

Correspondence in respect of
Recent Theft at the Property

From: Mandy.Nutt@met.pnn.police.uk <Mandy.Nutt@met.pnn.police.uk> on behalf of
SNTEK-.Holborn&CoventGarden@met.pnn.police.uk <SNTEK-.Holborn&CoventGarden@met.pnn.police.uk>
Sent: 10 December 2016 12:40
To: scheifetz@hotmail.com
Subject: RE: Signet House 49/51 Farringdon Road, London EC1M 3JP

Dear Mr Cheifetz,

I have forwarded this email onto the Officer in Charge of the Case DS Greenwood for him to contact you about this, as he is the Initial Investigating Officer.

Kind regards,

PCSO Mandy Nutt 7171EK
Dedicated Ward Officer
Holborn & Covent Garden Ward | Camden Borough Neighbourhood Policing Team
Metropolitan Police Service
Camden Borough Operational Command Unit
Holborn Police Station,
Lambs Conduit Street,
London WC1N 3NR
External: 020-8733-6351 Internal: 746351

From: Simon [mailto:scheifetz@hotmail.com]
Sent: 09 December 2016 16:18
To: SNT EK - Holborn & Covent Garden <SNTEK-.Holborn&CoventGarden@met.pnn.police.uk>
Subject: Re: Signet House 49/51 Farringdon Road, London EC1M 3JP

From: Simon Cheifetz, Andrew Kirk Management Limited (landlord of the building) Tel: 07952 443 078
To: Holborn Police

Subject: Intruder today at Signet House, 49/51 Farringdon Road, London EC1M 3JP

You have been assisting us in connection with the theft of parcels addressed to Elena Guseva of Apollo International Ltd (a tenant in the building), we believe by a Mr. Kevin Chamberlain. I understand that Mr. Chamberlain, an ex-employee of one of the tenants, was spoken to by CID about entering the building.

Unfortunately, Mr. Chamberlain returned to Signet House at 8.15am this morning, entered by posing as a postman trying to deliver a package, and was 'buzzed' in on the entryphone. This is captured on video.

He then went into the basement, and started tampering with the main switches/contact breakers for the common parts, as evidenced by the hallway & emergency lights going on and off in the video.

He also powered off the lift and the fire alarm system, fortunately, no-one was in the lift at the time. In addition, he opened some filing cabinets stored in the basement corridor which contained company files, as evidenced by leaving some files on top of one of the cabinets.

He left the building some 8 minutes later at 8.23am.

The owner of the cafe at 51 Farringdon Road, who knows him, identified him in today's video. In fact, he had been into the cafe first, and mentioned that he had been spoken to by CID.

We are very concerned that he returned to the building again after being warned against this, and in particular tampering with the switchgear controlling the hallway lighting, lift, emergency lighting and fire alarm.

Also, we have some tenants in the building whose staff are predominately female and they are more than a little bit rattled by this situation.

I would be most grateful for your advice on how to proceed with filing any further reports on this matter, whereby hopefully the police will be able to take action.

Thank you for your assistance with this matter.

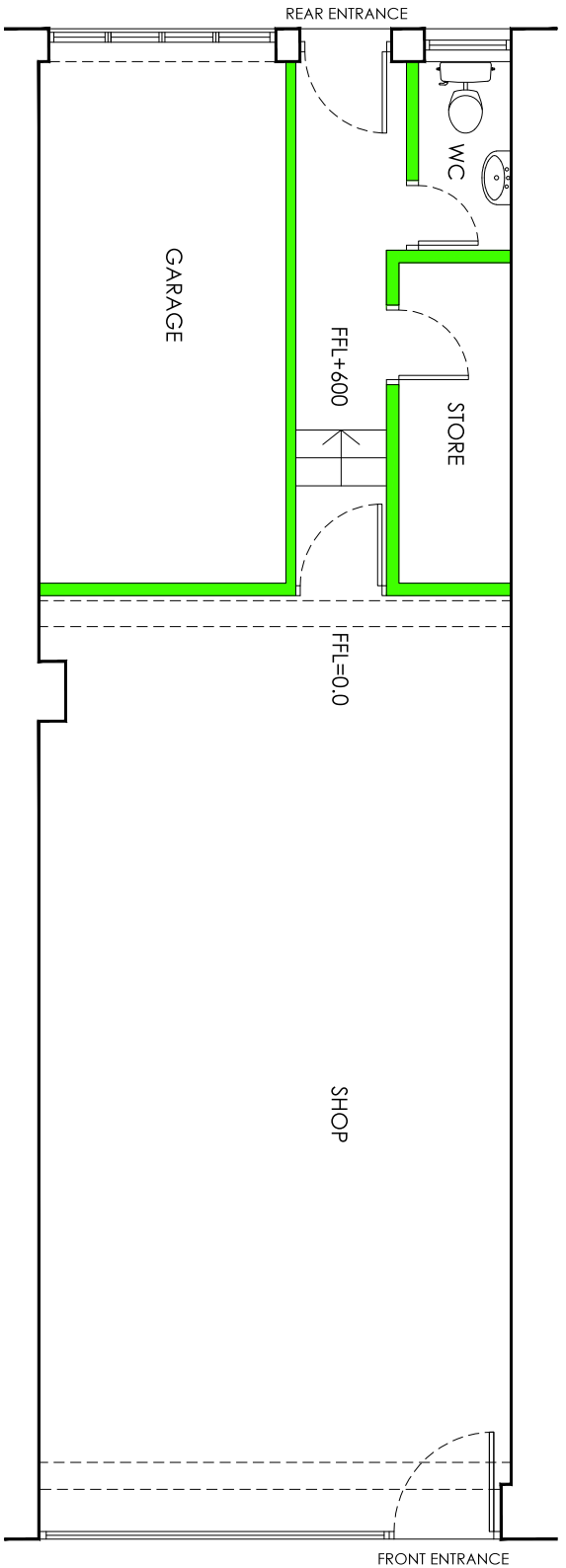
Simon Cheifetz

Appendix 5

Details of Planning Applications Recently Approved
within the London Borough of Camden for Dental
Practices Without Natural Light in Surgeries

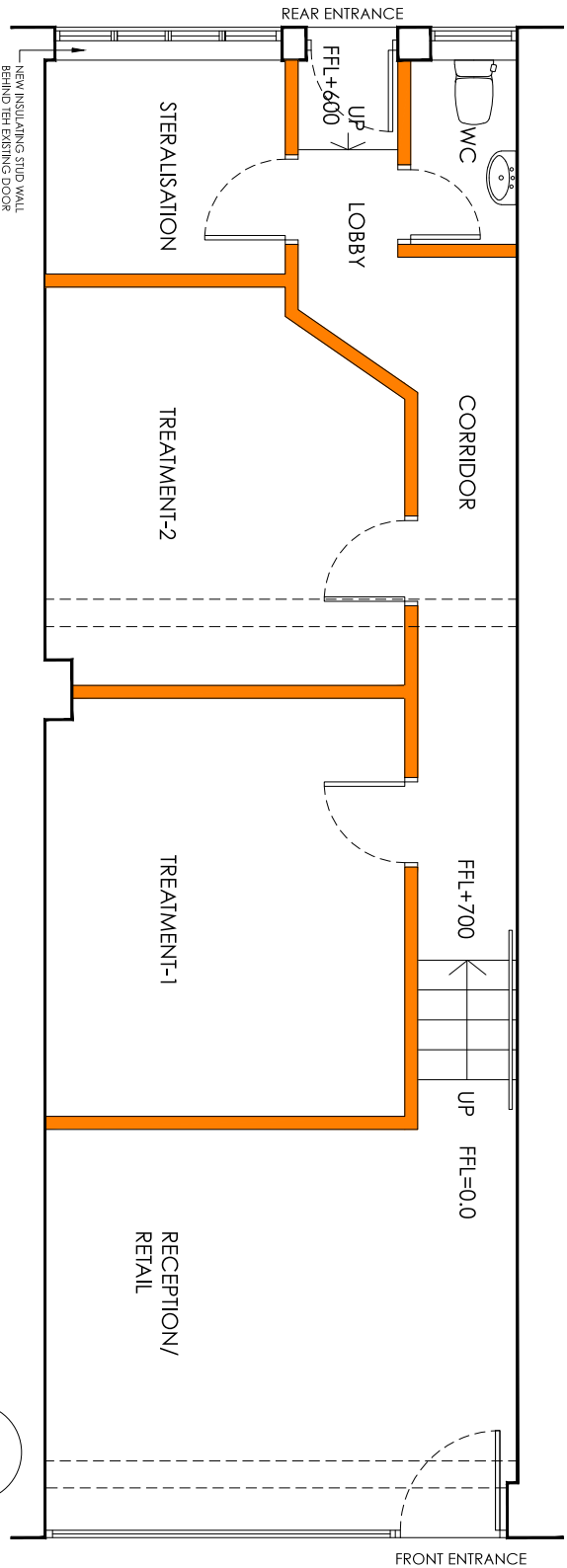
Ref: 2015/5218/P

Site Address: 14 Crowndale Road London NW1 1TT

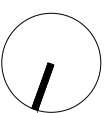


1 EXISTING PLAN
RETAIL CLASS A1
1:50

KEY
 EXISTING WALLS REMOVED
 NEW PARTITION WALLS



2 PROPOSED PLAN
DENTAL CLASS D1
1:50



CROWDALE ROAD SIDE

NOTE:
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KEY PLAN

REV	DATE	DESCRIPTION
00	20/10/15	Issued for Planning

PROJECT
 CHANGE OF USE FROM A PHARMACEUTICAL
 (CLASS A1) TO DENTAL SURGERY (CLASS D1)
 AT 14 CROWDALE ROAD, LONDON NW11 1TU

CLIENT
 DR M BENHAM



86 North End Road
 London NW11 7SY
 t: +44(0) 20 8922 8356
 m: +44(0) 77 9287 8037
 e: info@image-architecture.co.uk
 w: www.image-architecture.co.uk

DRAWING TITLE
 PLANS
 EXISTING & PROPOSED

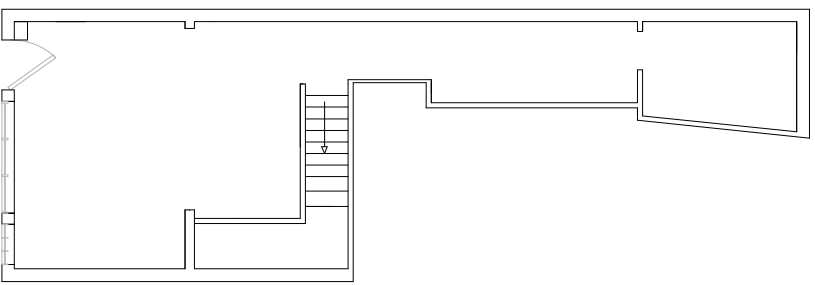
ISSUE DATE	SCALE	REVISION
OCTOBER 2015	1:50	00

PROJECT CODE	DOC CODE	LEVEL	DRAWING NO
15101	PL	Gf	101

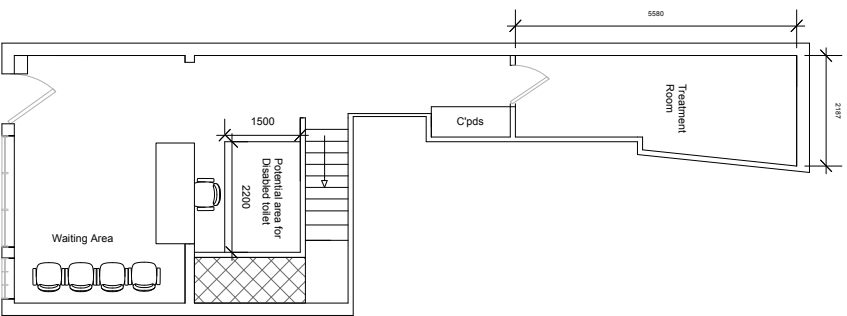
Ref: 2015/2999/P

Site Address: 152 Haverstock Hill London NW3 2AY

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012/3/6/4566



012/3/6/4566

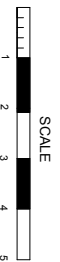
Show Name
152 Haverstock Hill

Reference
H/H/001

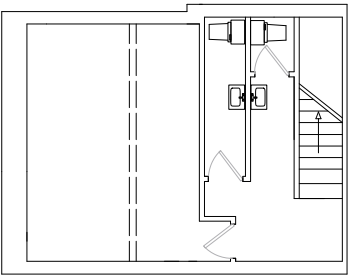
Drawn By
RM

Date
11/05/2015

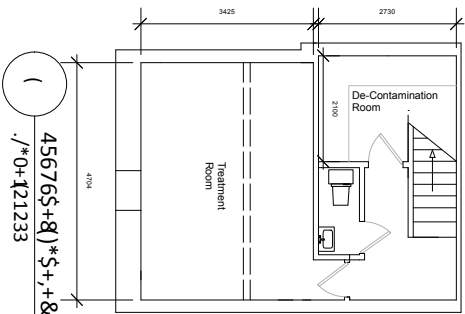
CAD File Name



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1"#\$%&()*\$+,+&-
./0+121233



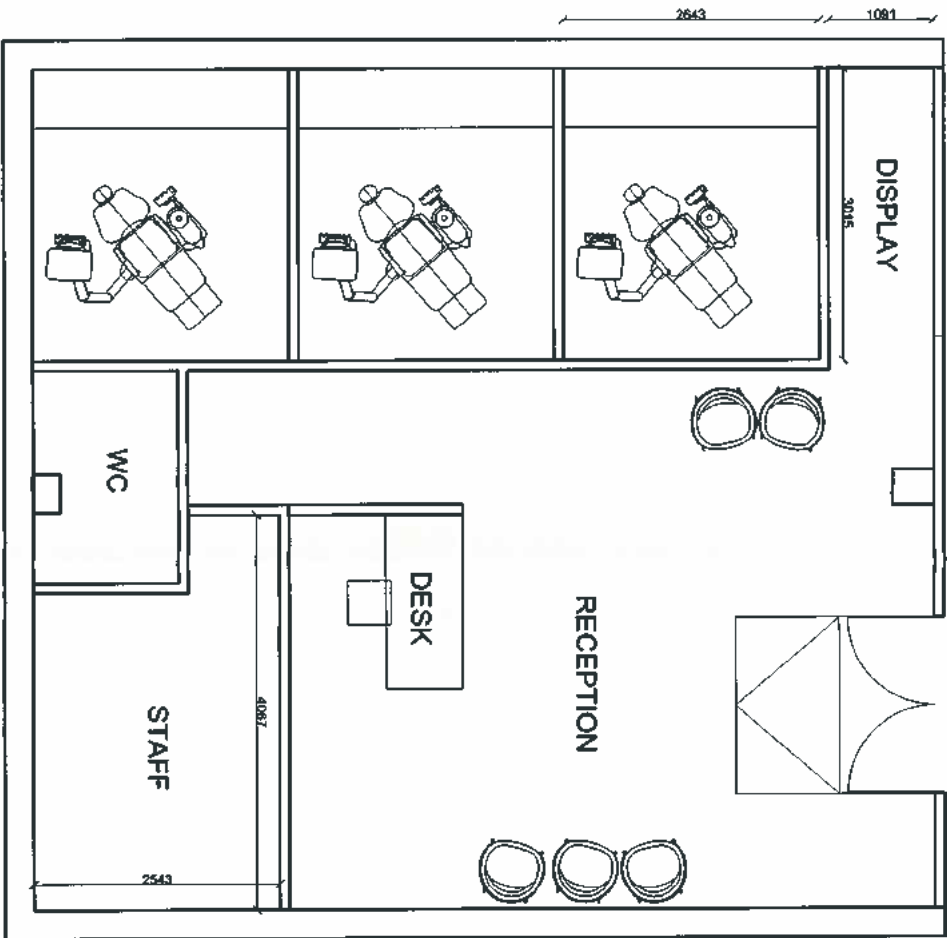
456765+89)*\$+,+&-
./0+121233



Show Name 152 Haverstock Hill		
Reference H/H/002	Drawn By RM	Date 11/05/2015
CAD File Name		

Ref: 2014/7347/P

Site Address: 6 Eagle House 16 Procter Street, WC1V 6NX



Rev: Description Date:

bliss

DESIGN CONSULTANTS
 100, Abchurch Lane, London EC4N 3DF
 Tel: 020 7424 2000 Fax: 020 7424 2001
 Email: info@bliss.co.uk
 www.bliss.co.uk
 OFFICE: 100, Abchurch Lane, London EC4N 3DF
 CHIEF: SIMONEO

Project: PROCTOR STREET

Title: GENERAL ARRANGEMENT PLAN

Scale: 1:500 Date: 03.11.14

Drawn: ERM Date: No. 01

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Drawing No: 01

Ref: 2013/7203/P

Site Address: 24E Little Russell Street London WC1A 2HS

DR. ROBERTO DI FEBO

24e, LITTLE RUSSEL STREET

WC1

PROPOSED USED

LEGEND

1 RECEPTION

2 STERELIZATION ROOM

3 BATHROOM

4 SURGERY

5 OFFICE

6 WAITING-ROOM

7 SURGERY

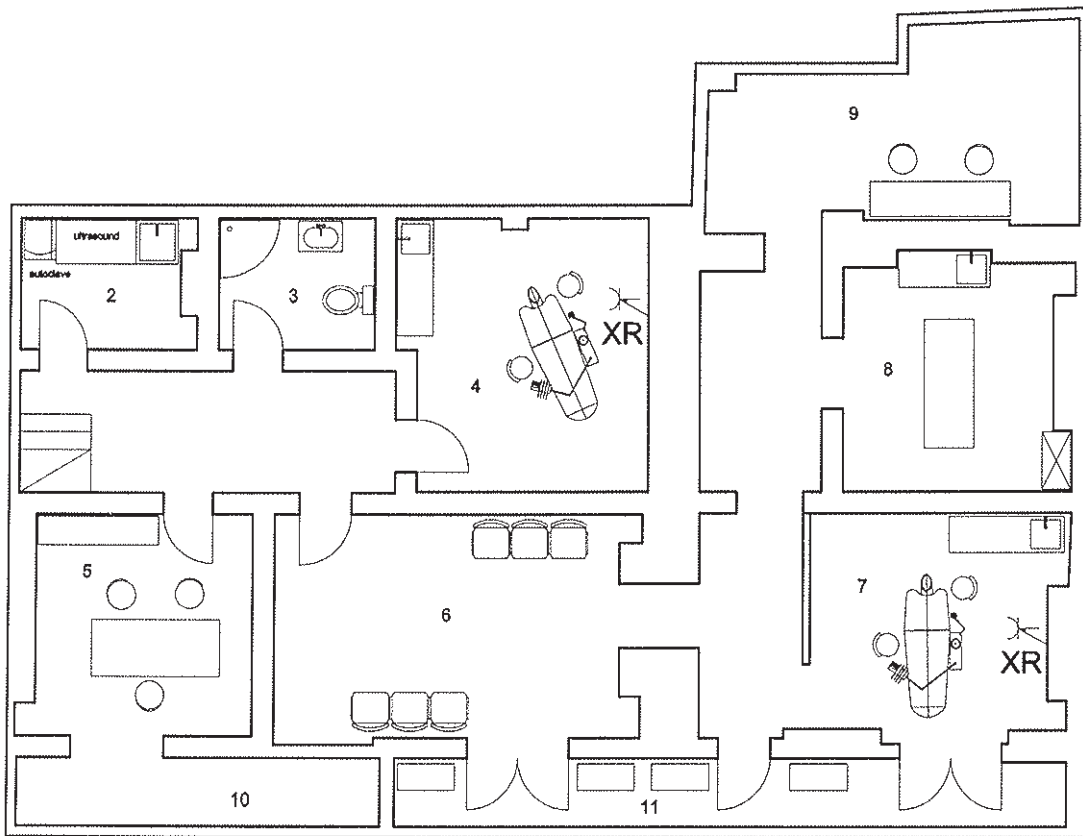
8 SURGERY

9 UTILITY DENTAL LAB

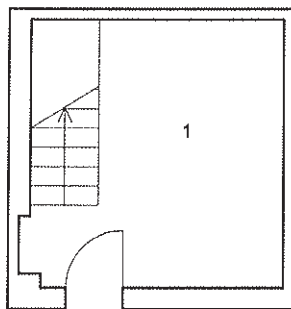
10 STORAGE ROOM

11 MOTORS FOR AIR CONDITIONING

PROPOSED USE



BASEMENT

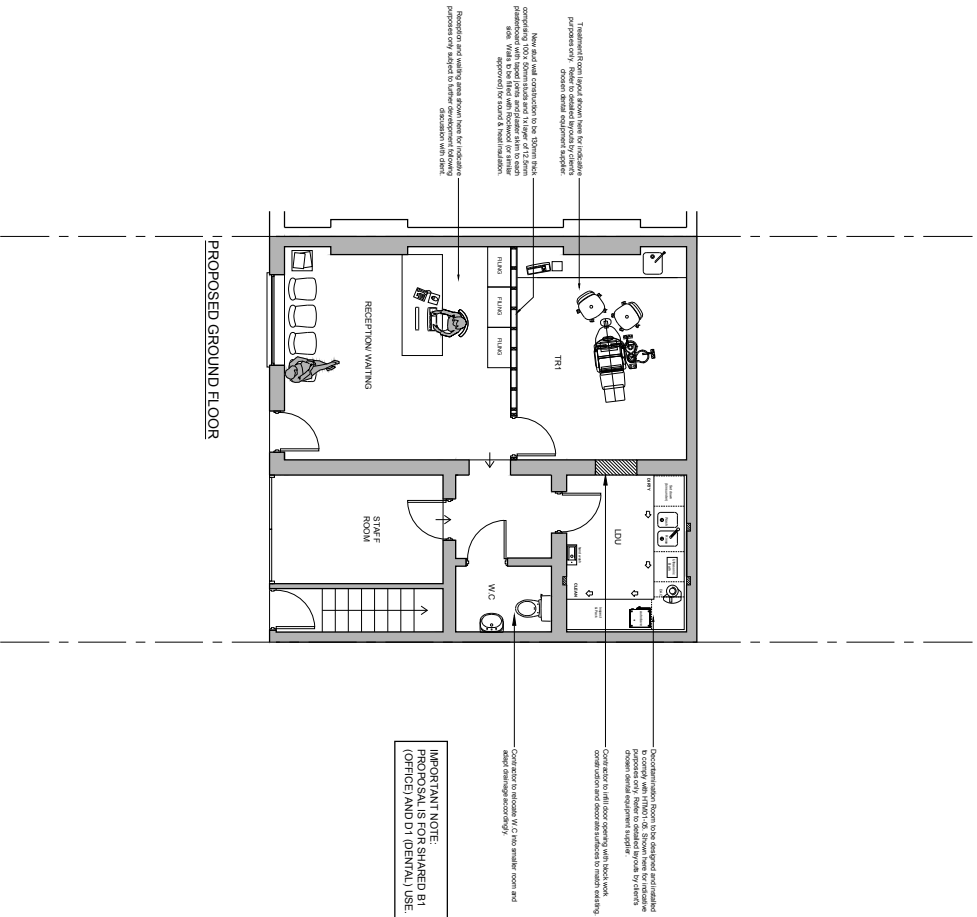


GROUND FLOOR

SCALE 1:100

Ref: 2013/7141/P

Site Address: 19A Canfield Place London, London NW6 3BT



PROPOSED GROUND FLOOR

PROPOSED PLAN

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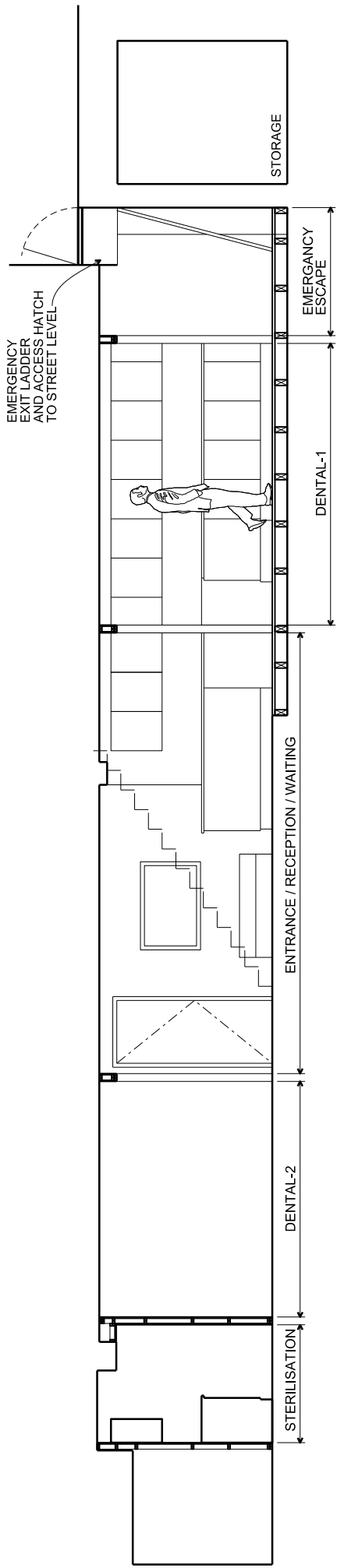
Revisions
A-106/11-14 - Shared B1 and D1 use.

Client	Dr- M Hammond
Site	New Dental Practice
Location	19a Farfield Place London NW6 3BT
Drawn	Proposed Plan
Date	04/07/2013
Scale	1:50 @ A1 1180 @ A3
Client Ref	02/16
Drawn By	DB
Drawn Title	

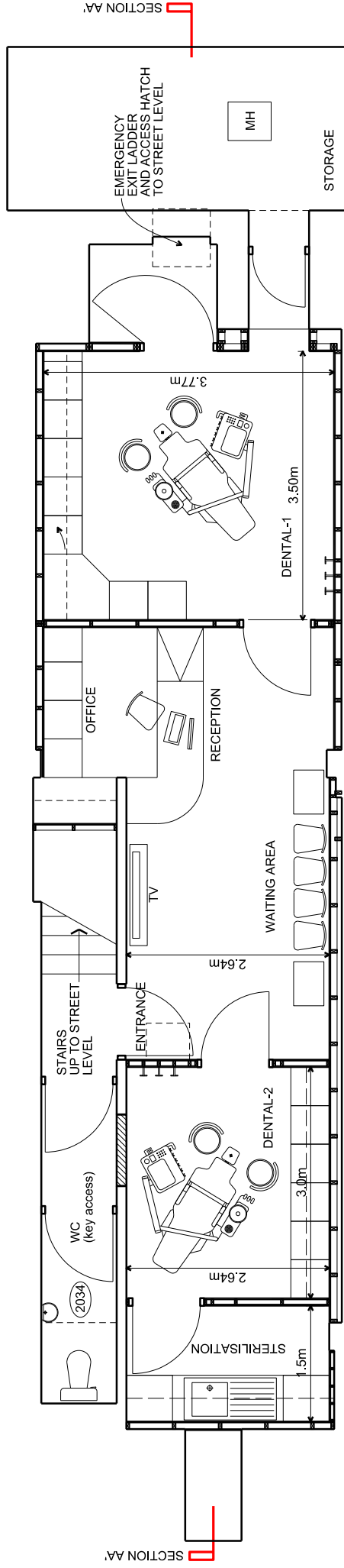
4016/02-1A

Ref: 2012/1537/P

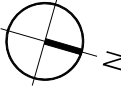
Site Address: Basement 24 Hatton Garden, EC1N 8BQ



SECTION AA'



FLOOR PLAN

<p>STATUS PLANNING ISSUE</p> <p>DRAWING TITLE FLOOR PLAN & SECTION AA' - AS PROPOSED</p>	<p>NOTES MH - MAN HOLE (2027) CEILING HEIGHT (in mm)</p>	<p>NORTH POINT</p> 	<p>CLIENT Dr. David Thompson</p> <p>PROJECT 24 Hatton Gardens Camden EC1N 8BQ</p>	<p>DRAWN Eddie Lamptey</p> <p>DRAWING No. 0041-03</p>	<p>SCALE @ A1 1:25</p> <p>SCALE @ A3 1:50</p> <p>REV.</p> <p>DATE 13.11.11</p>	<p>TAXELL LAMPTEY architects</p> <p>THE STUDIO - 16 BELLAH CRESCENT, THORNTON HEATH, SURREY, CR7 8JL TEL: 01334 873391, MOB: 07700 123456 EMAIL: info@taxelllampthey.com, www.taxelllampthey.com</p>
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Appendix 6

Employment Details

Details of dentists shown on the Malmin website as working out of the Farringdon branch also listed as working at other practices: -

Dr Ilaria Mestroni
Favero Dental Clinic

Dr Mas Hobb
London City Smiles

Dr Melanie Castelhana
Smile Pod

Dr Benjamin Saidel
Jonathan Lever Dental Care

Dr Stephen Cawte
31 Harley Street Practice
Soverieign House Dental Centre

Dr Francesco D'Aiuto
UCLH

Dr Nicola Divitale
Nicola Divitale practice Harley Street

Dr Victoria Egemonye
Wandsworth Town Dental Practice

Dr Katarzyna Proczek
Bupa Dental Centre - Bank
K Dental Studios
Balham Dental Care