

Mr Minesh Talati
16 Woodstock Gardens
Ilford
Essex
IG3 9SZ

Application Ref: **2017/1480/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

18 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
47 Farringdon Road
London
EC1M 3JB

Proposal:
Change of use of basement and ground floors from retail (Class A1) to dentist/medical use (Class D1)
Drawing Nos: Location plan, Ground floorplan, Basement floorplan and cover letter dated 9th March 2017

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:

Location plan, Ground floorplan, Basement floorplan and cover letter dated 9th March 2017

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

Informative(s):

- 1 Reasons for granting permission.

This application seeks to relocate the existing use at number 49 Farringdon Road next door to the application site as number 49-51 Farringdon Road is due to be redeveloped. The existing basement and ground floor plans are currently vacant and the proposed D1 use would be an appropriate use for the Central London Area and would positively contribute to the local character, function, viability and amenity in accordance with policy DP10.

It is considered that this community use that would bring social and medical benefits to the area and would be an appropriate site for the relocated Dentist/Medical Centre. It would be in accordance with policy CS16 that seeks to protect existing health facilities and would retain employment space, and make full use of an existing underutilised building. It is considered that these benefits would outweigh the loss of A1 floorspace.

The floors above the site contain offices and there is a general presumption that office and D1 uses are comparable in terms of the hours of operation, footfall and noise generated. It is therefore not considered that there is any special need for conditions restricting the use of the premises, or hours of operation to be imposed. The use of the building as a dental/medical clinic is low key and is not considered to have a detrimental impact on the amenity currently enjoyed by any 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 close to Farringdon station as well as 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 unit.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS7, CS10 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP15 and DP18 of the London Borough of Camden Local Development Framework Development Policies and Policies C2, TC5 and T2 of

the Camden Local Plan Submission Draft 2016. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

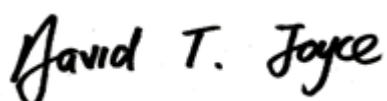
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning