



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
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Date: 04/01/2017
Our ref: 2016/6131/PRE
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Ian Trehearne
 20 New End Square
 London
 NW3 1LN

www.camden.gov.uk/planning

By email

Dear Mr Trehearne,

Re: Regina House, 124 Finchley Road, London, NW3 5HT

Thank you for submitting a pre-planning application enquiry for the above property which was received on 09/11/2016.

1. Drawings and documents

Ground floor plan, decision notice ref. 2016/2710/P (14-15 New College Parade), email from Mischa Reza to Steve Grange, supporting statement.

2. Proposal

2.1 The proposal seeks a change of use of the existing ground floor unit from dental surgery (D1) to office (B1) to incorporate the unit into the existing office use within the building.

3. Site description

3.1 The pre-application relates to a ground floor unit within a substantial modern office building located on the eastern side of Finchley Road. The property is seven stories high on the Finchley Road elevation.

3.2 The site contains a substantial surface car park to the rear which is accessed via a lane off Netherhall Gardens to the north.

3.3 The site lies within the Fitzjohns Netherhall Conservation Area

3. Relevant planning history

PWX0103969- Change of use from travel agents (A1) to dental surgery (D1) – **Granted 18 December 2001**

2011/3910/P - Erection of a three storey glazed rear extension at first, second and third floor level to the existing office building, relocation of 9 existing air condenser units on rear elevation to flat roof of new extension and 1 air handling unit from rear elevation to flat roof on front elevation at sixth floor level. – **Granted 03/10/2011**

2013/4018/P - Alterations to rear elevation to form new pedestrian entrance with canopy following the relocation of air conditioning plant into a new enclosure all in connection with offices (Class B1a).- **Granted 27/08/2013**

Related application for Unit 14-15 New College Parade, Finchley Road, NW3 5EP

2016/2710/P – Change of use of ground floor shop (Class A1) to dental practice (Class D1) -**Granted 24/11/2016**

4. Relevant policies and guidance

The London Plan 2016

London Borough of Camden LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS7 (Promoting Camden's centres and shops)

CS11 (Promoting sustainable and efficient travel)

CS18 (Dealing with our waste and encouraging recycling)

London Borough of Camden LDF Development Policies

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP15 (Community and leisure uses)

DP26 DP26 (Managing the impact of development on occupiers and neighbours)

DP30 (Shopfronts)

Camden Planning Guidance

CPG1 (Design) 2015

CPG5 (Town Centres, Retail and Employment) 2011

CPG6 (Amenity) 2011

5. Assessment

Change of use

- 5.1 The proposal involves the loss of a dental practice (use class D1) which is defined as a community use for the purposes of assessment against the LDF.
- 5.2 While it is noted that the current occupant does not provide NHS dentistry, this would not be the test by which a community use is defined in the development plan. Planning controls extend only to the lawful use of a premises, but not to the individual occupant operating within that use, so the assessment would deal with the loss of a D1 dental practice in principle.
- 5.3 Policy DP15 states that the Council will resist the loss of existing community facilities. Where a proposal involves the loss of a D1 unit, one of the following conditions would need to be met:
- Provide a replacement facility that meets the needs of the local population in an appropriate location; or
 - Demonstrate that the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and

demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.

- 5.4 The applicant has indicated that a replacement facility would be provided to enable the relocation of the current occupant to Unit 14-15 New College Parade, Finchley Road approximately 200m to the south. The change of use of the premises to dental practice was granted planning permission on 24/11/2016. The implementation of this permission is considered to meet the criteria for an appropriate replacement facility under DP15.
- 5.6 Evidence would need to be provided with a future planning application that the approved change of use to dental practice had been implemented, following the discharge of any planning conditions.
- 5.7 The building contains a secondary retail frontage as defined by CPG5; however, the current use is not retail and the proposal would not involve any loss of retail use. The proposed change of use to office space is acceptable in principle as it would conform with the predominant existing use of the building. The existing ground floor frontage is set back from the footpath and obscured by an underpass entrance, which is compatible with an office use.

Transport

- 5.8 Policy DP18 aims to encourage the use of bicycles, while limiting on site car parking. The site has a PTAL rating of 6a, having a very high level of public transport connectivity. The additional office floor space created by the proposed change of use would be expected to meet the Council's transport requirements.
- 5.9 Camden's Parking Standards (Camden Development Policies – Appendix 2) for B1 uses require 1 staff cycle parking space per 250 sq m or part thereof, and spaces for 10% of expected visitors at any one time with a minimum of 2 spaces provided. Justification should be provided for any shortfall in the minimum requirement.
- 5.10 Minimum car parking requirements for disabled staff or visitors and service vehicles should also be met. A maximum of 1 car parking space is permitted per 1,000 sq m for the purposes of other staff/operational parking.
- 5.11 The change of use to offices may give rise to slightly greater cycle parking needs as that of the current dental practice; however, these standards are applied only where the floor area of the unit is greater than 500 sq m. Subject to this threshold, the development is likely to be acceptable in terms of transport.

Amenity

- 5.12 Policy DP26 states that proposals will only be acceptable where they would not have an undue negative impact upon the amenity of neighbouring properties. The current use of most of the building is B1 offices, which is not incompatible with the residential amenity of neighbours. The proposed change of use would not give rise material impacts on amenity.

Waste

- 5.13 Proposals for external waste provision should have regard to the requirements in CPG1 (Design). Details of storage for waste and recyclables should be shown on the plans in the application documents.

6. Conclusion

6.1 The proposed change of use is considered to be largely acceptable subject to meeting the conditions of Policy DP15, and transport and waste details as described above.

7. Planning application information

7.1 If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- The appropriate fee - £385 under current fee regulations
- Please see [supporting information for planning applications](#) for more information.

7.2 We are legally required to consult with individuals who may be affected by the proposals in a formal planning application. We would display a notice or notices on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

7.3 It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me via the details above.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Emily Whittredge

Planning Officer
Planning Solutions Team