

metropolis<sup>pd
as
green</sup>
Planning and Design

Planning Statement

5 Ella Mews, London, NW3 2NH

on behalf of
Suzanne Ferreira Physiotherapy Studio

23/05/17
Job Ref: 3029

Practice Information

Contact:

Metropolis
4 Underwood Row
London
N1 7LQ

T: 020 7324 2662
F: 020 7324 2663
www.metropolispd.com

Directors
Greg Cooper
Paul O'Neill

Associates
David Symonds
Ian Conneely

Table of Contents

1.0	Introduction
2.0	Site Context
3.0	Planning History
4.0	Proposed Scheme
5.0	Scheme Assessment
6.0	Planning Obligations & CIL
7.0	Conclusion



Site Location Plan

1.0 Introduction

- 1.1 This application is submitted for the following development at 5 Ella Mews, London, NW3 2NH,

“Change of use of existing B1 (office) accommodation to D1 (Physiotherapy) use personal to Suzanne Ferreira Physiotherapy Studio”

- 1.2 This application follows the change of use of the left hand unit at ground floor from B1 to D1 by the applicant in 2016 (ref: 2016/1588/P). This application seeks to expand the existing community facility which will continue to meet a local need and maintain an element of employment at the site.



Existing Property

2.0 Site Context

- 2.1 The application site forms part of the Ella Mews complex located in the Gospel Oak ward of LB Camden.
- 2.2 The site lies within the Mansfield Conservation Area however there are no further site specific policies which cover the site. The site does not form part of a Listed Building but is considered to make a positive contribution to the character and appearance of the Conservation Area.
- 2.3 Ella Mews forms an 'L' shape with properties 1, 2 and 3 located towards the Cressy Road entrance and units 4 and 5 located towards the rear of the site. The existing building is constructed from yellow London stock brick. The existing buildings are already in a mix of uses with community facilities, office, residential and institutional uses across the Ella Mews complex.
- 2.4 Secure gated access to the complex is undertaken from Cressy Road for both pedestrian and vehicles. The site is highly accessible as demonstrated by its Public Transport Accessibility Score of 5.
- 2.5 The surrounding area is a mix of uses including hospital related buildings associated with the Royal Free Hospital and the Roy Shaw Centre which is occupied by LB Camden.

3.0 Planning History

- 3.1 In June 2016 planning permission was granted (ref: 2016/1588/P) for the change of use of the left hand side ground floor unit to D1 (Physiotherapy) use. The unit is currently occupied by Suzanne Ferreira Studios.
- 3.2 In September 2016, planning permission was granted (ref: 2016/4053/P) for the installation of two air-conditioning units at roof level associated with the operation of the ground floor left hand side unit as D1.
- 3.3 The change of use to D1 in June 2016 demonstrates that 5 Ella Mews is suitable for use a community facility and the loss of office floorspace in this location is considered acceptable.

4.0 Proposed Scheme

- 4.1 The proposal seeks to change the use of the existing office accommodation within the rear right hand side unit at ground floor at 5 Ella Mews to a D1 use. The D1 use will allow for the existing physiotherapy studio by Suzanne Ferreira Physiotherapy Studio, a local business which already occupies the ground floor left hand side unit, to deliver an improved level of care to patients.
- 4.2 No external alterations are proposed to the building to facilitate the change of use.
- 4.3 Existing D1 premises in the immediate area of the site have been impossible to find and documented in the June 2016 application. The best alternative to provide a permanent home for this use are the premises at Ella Mews, which has previously been supported by officers. Given the continued absence of D1 premises within the Borough, the existing local business has sought to obtain the requisite permission to covert the additional space at 5 Ella Mews to continue providing a vital community service.
- 4.4 An element of the studio is currently located in 96c South Hill Park Road, having developed from the ancillary use of a residential flat to become a vibrant commercial operation. Permission is now sought to transfer the remaining element of the studio across to Ella Mews to provide a complete service to patients.
- 4.5 The proposed use will provide private physiotherapy consultations by appointment only and pre-booked group classes which focus on relaxation and recovery practices for both physiotherapy and osteopathy. The studio holds an average of 90 – 100 physiotherapy and 45 – 50 osteopathy appointments per month which are made on a one to one basis.
- 4.6 The studio also accepts referrals from NHS GPs or private insurance companies typically at around 8 – 12 referrals per month in addition to a small number of referrals made from fitness instructors in relation to injury or movement related condition.
- 4.7 The studio would be open Monday to Friday from 8 am – 8 pm, and on Saturdays 9 am – 1pm consistent with Condition 4 of permission 2016/1588/P. The studio employs approx. 8 members of staff of which 4 will be physiotherapists and 4 are operational staff who will be on site during opening hours.

4.0 Proposed Scheme

- 4.8 It is proposed to make the use personal to the occupier so that the property could revert to office use upon cessation of occupation by the applicant.

5.0 Scheme Assessment

Loss of Office Accommodation

5.1 Parts A and B of Policy DP13 seeks to resist the loss in office accommodation unless it can be demonstrated that the building is no longer suitable for its existing business use and evidence of retaining, reusing or redeveloping the site for a similar or alternative business use has been explored. The application seeks to maintain a local business and community service within the studio's existing catchment area. Owing to the lack of D1 premises within Camden the applicant has sought to convert an existing non-residential property to facilitate the continued operation of the business.

5.2 Policy DP13 goes on to state,

“When it can be demonstrated that a site is not suitable for any other business use other than B1 (a) offices, the Council may allow a change to permanent residential uses or community uses....”

5.3 No 5 Ella Mews would not be suitable for an alternative business use owing to its location within a Conservation Area and proximity to the residential units at No 4. The proposed community use facility would better protect amenities through reduced noise levels and a reduction in the number of people at the property at one time. There would be no overlooking or loss of privacy for existing occupiers as treatment rooms will be private therefore maintaining amenity levels for neighbouring residents.

5.4 The Council has already accepted the loss of office in this location to a community use at 5 Ella Mews and a residential use at 4 Ella Mews. It is considered that owing to the policy permitting the change of use, in this instance to a community use which still provides a level of employment for the site, the scheme is acceptable.

5.5 In addition, it is proposed to make the permission personal to the applicant in order to ensure that the property will revert back to office use upon cessation of the proposed D1 use.

Provision of a D1 use

5.6 Policy DP15 strongly supports new community uses where they would serve a local community and are accessible to by a range of transport modes.

5.0 Scheme Assessment

- 5.7 The Council define a community facility in paragraph 15.2 of the Development Management document as including healthcare and other uses in use class D1 that provide a service to the local community.
- 5.8 The site is located in close proximity to the Royal Free Hospital and has a demonstrated high client base within the local area. Surrounding uses include D1 related services associated with the hospital and it is considered that the proposed location of the physiotherapy studio is well suited to the healthcare related character of the area.
- 5.9 The change of use will allow the existing facility to provide an improved community service to better serve its patients in one location opposed to the existing arrangement which is currently split between Ella Mews and 96c South Hill Park. The change of use would still allow for an element of employment at the site.
- 5.10 The site is highly accessible as demonstrated by its PTAL score of 5 and therefore meets the policy requirements of DP15.

Amenity

- 5.11 Policy DP26 requires development to protect neighbouring amenity. The buildings are positioned as such not to result in any overlooking or adverse amenity impacts on other units within the complex, in particular the residential units at No 4.

Parking and Servicing

- 5.12 Limited parking is currently provided on site within the Ella Mews complex however all patients will be advised upon booking of routes to the studio via public transport to encourage more sustainable methods of transport in accordance with Development Management policy DM16 and DP18.
- 5.13 Those patients with mobility issues will be advised on disabled parking which is provided on site.
- 5.14 All servicing arrangement will remain as per existing and undertaken from Cressy Street. The proposal is therefore in accordance with Policy CS18.

6.0 Planning Obligations & CIL

- 6.1 The application proposes a change of use of a building with no additional floorspace created and therefore it is unlikely that the development will attract a CIL liability or any planning obligations.

7.0 Conclusion

- 7.1 The application seeks the change of use of the existing office accommodation to a community facility in a location which the loss of B1 has previously been considered acceptable. The application seeks to improve the existing D1 offer at 5 Ella Mews in order to support the identified local need whilst also maintaining a level of employment at the site.
- 7.2 The proposed change of use will comply with the relevant Development plan policies and should be allowed.