

Mr Sati Panesar  
DHA Planning & Development  
Cervantes  
Ellesmere Road  
Weybridge KT13 0HQ

Application Ref: **2017/1752/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

8 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**24-32 Stephenson Way**  
**London**  
**NW1 2HD**

Proposal:  
Change of use of lower ground floor and first floor from Class B1 offices to a flexible use as Class B1 office and/or Class D1 (for the purposes of providing cellular pathology services to the health sector).

Drawing Nos: Site location plan; A0355-01, 03; sales particulars from HNG Surveyors dated August 2016 and January 2017; supporting letter from DHA dated 27.3.17

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- Site location plan; A0355-01, 03; supporting letter from DHA dated 27.3.17.

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

- 3 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only used as a health service facility and for no other purpose within Class D1.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure, etc, in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy; policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies; and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The lower ground, ground and 1st floors of this office block are currently vacant and have been so for about 9 months without any interest expressed by potential occupiers, despite active marketing by agents and its recent refurbishment. Nevertheless the proposed dual use will ensure that B1 employment space is retained here in the longterm and indeed the other 4 floors in this 6 storey block will

remain in office use.

The proposed use as Class D1 laboratories and ancillary offices will provide pathology services to the health sector; it is considered a suitable alternative use here, as it will be close to other health facilities in Bloomsbury and as it will result in a substantial employment of staff. It will contribute to the character and mix of uses within the Central London Area of the borough. It is considered to comply with the aims of policies to support appropriate uses in central London and in particular community and health facilities and services.

The proposed Class D1 use will not cause any adverse impacts on the amenity of adjoining residential occupiers or on local transport conditions, as the nature of its use, hours of operation, pedestrian generation and servicing will remain the same as existing offices. However a condition will be attached to ensure that the use is restricted to the health sector within Class D1 and not another use such as education or worship which may result in different and potentially more harmful impacts.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS8 and CS10 of the London Borough of Camden Local Development Framework Core Strategy; policies DP1, DP13, DP15, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies G1, C2, E1, E2, A1 and A4 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

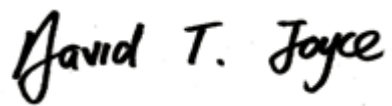
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 5 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning