

Mr Sean Conrad
Mr Sean Conrad
239 Mitcham Road
London
SW17 9JG

Application Ref: **2015/5710/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

8 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
125 West End Lane
London
NW6 2PB

Proposal:

Change of use from doctor's surgery (D1 use) to 1 x 3-bedroom self-contained residential unit (C3 use).

Drawing Nos: 15-114-101A3, 15-114-201A3, 15-114-203A3, site location plan, planning statement, design and access statement and cycle parking details dated 27/11/2015.

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: 15-114-101A3, 15-114-201A3, 15-114-203A3, site location plan, planning statement, design and access statement and cycle parking details dated 27/11/2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

This application seeks permission to change the use of the existing doctor's surgery to a 3 x bedroom residential unit. Policy DP15 seeks to protect existing community facilities by resisting their loss unless a replacement facility that meets the needs of the local population is provided or the specific community facility is no longer required. The doctor's surgery ceased use on 02/02/2015 and evidence has been provided demonstrating that NHS England has already dispersed the patient list due to the inadequate standard of services provided. Marketing information suggests that the property is not currently marketable as a commercial premise due its condition and location. Therefore, the loss of an existing community facility in this instance is considered acceptable as it would not result in a shortfall in provision for this specific community use. Furthermore, the creation of a new residential unit would be acceptable as new dwellings are set out as the priority land use in the Local Development Framework.

The new residential unit would exceed both Camden and London Plan standards in terms of its gross internal floor area, bedroom sizes and ceiling heights. The unit would receive adequate levels of daylight, with each room benefitting from at least one window. The ground floor flat would have level access from the street and throughout the property. A small area of private outdoor amenity space would be provided in the form of the existing courtyard, as well as the existing front garden. These are considered acceptable given the constraints of the site. Overall, the standard of residential accommodation is considered acceptable. There would be no external alterations to the property and the development is therefore not considered to cause harm to the character and appearance of the host property or the wider, the surrounding residential area or the wider conservation area.

The site benefits from a Public Transport Accessibility Level (PTAL) rating of 6a which indicates an excellent level of accessibility by public transport. The development will therefore be secured car-free and the existing doctor's and disabled parking spaces removed via S106 agreement. Furthermore, two cycle parking spaces will be provided, in accordance with Camden and London Plan requirements. Existing refuse arrangements will be retained, with storage for 2 x 240 litre wheelie bins to the front of the property.

Due to the nature of the proposal, it is not considered to cause undue harm to the amenity of neighbouring properties in terms of access to daylight, sense of enclosure or privacy. There would be no external alterations, and the proposed use

as a residential property is likely to result in less trip generations and disturbance to neighbours than the current use as a doctor's surgery.

One objection and two comments have been received and taken into account prior to making this decision. The planning history of the site and surrounding area and relevant appeal decisions were taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6, CS10, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5, DP15, DP16, DP17, DP18, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies 3.5, 7.4, 7.6 and 7.8 of the London Plan Consolidated with Alteration 2015; and paragraphs 14, 17, 47, 49, 50, 56-66 and 126-141 of the National Planning Policy Framework.

- 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 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying

the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

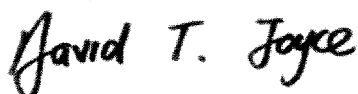
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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