

Mr Ben Shaw  
Barton Willmore  
7 Soho Square  
London  
W1D 3QB

Application Ref: **2017/3412/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

15 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**56 Belsize Lane**  
**London**  
**NW3 5AR**

Proposal: Removal of condition 3 (personal permission) of planning permission ref: 2014/3227/P (dated 24/07/2014) for the change of use from retail (A1) to a veterinary surgery (sui generis).

Drawing Nos: R001, Planning statement dated 13 June 2017, and letter from Mishcon de Reya dated 31 May 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 shall be carried out in accordance with the following approved plans:

Proposed: 1 OS Site Plan (dated 09/05/14), 2 Proposed Basement Floor Plan-2B(dated 09/05/14), 3 Proposed Ground Floor, New Build Shop Layout (dated 18/06/14).



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

Informative(s):

1 Reasons for granting permission.

The application relates to the change of use of the basement and rear part of the ground floor from retail to a veterinary surgery, retaining the ground floor frontage as retail use (associated with the veterinary surgery). Planning permission was previously granted but a condition was imposed so that permission was personal to Mr. Brendan Robinson in recognition of the special circumstances of the applicant.

Permission is now sought to remove this condition so that the change of use applies to any occupier. The principle issue relates to whether the change of use would negatively affect the overall viability of the Belsize Lane Neighbourhood Centre. The development retains a significant element of the ground floor, and importantly, the shop frontage onto Belsize Lane, ensuring there is not a net loss of retail use within the primary frontage. Furthermore, the unit could easily be converted back into retail use in the future if required.

The use as a veterinary surgery is considered acceptable in principle, does not cause harm to neighbouring amenity and therefore it is not considered necessary to impose a personal permission.

No external alterations are proposed, so there would be no impact on the character and appearance of the host building or wider Belsize Park conservation area.

One comment has been received from the CAAC confirming that they have no objection to the change of use in principle, provided there is no further adjacent expansion of this use, that the facade remains unaltered, and that the premises can revert to retail if necessary.

The planning history of the site has been taken into account when coming to this decision. 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 Planning (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 A1, D1, TC1, TC2, and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

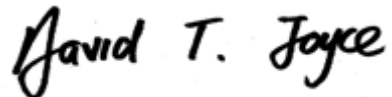
2 This approval to remove condition 3 of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission.

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

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