

Mr Alexander Hamilton  
25 Kylestrome House  
Ebury Street  
London SW1W 9JT

Application Ref: **2017/3608/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

16 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Room 432 4th Floor  
Hamilton House  
13-18 Mabledon Place  
London WC1H 9BB**

Proposal:

Change of use of room 432 on fourth floor from Class B1a office to a flexible use as Class B1 office or Class D1 medical clinic.

Drawing Nos: Site plan, existing floorplan, proposed floorplan, planning statement dated June 2017, emails from Alex Hamilton dated 11.7.17 and 15.8.17

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 plan, existing floorplan, proposed floorplan, planning statement dated June 2017, emails from Alex Hamilton dated 11.7.17 and 15.8.17

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 be used as a health clinic and doctor surgery 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 policies G1, C2, A1, A4 and T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Reasons for granting permission.

The proposal concerns one small room within a large floor of serviced offices sharing communal reception, meeting rooms, toilets and cafe facilities. The current room can accommodate 2 desks for 2 employees and is approx 12sqm in area. It has been vacant and actively marketed since March 2017 with apparently no interest shown in renting it, and the managing agents for the offices state that the office rooms are generally difficult to let in these premises due to their upper floor location and entrance shared with another institute (NUT), as well as the current uncertain economic situation. The proposal is for a private doctor's surgery aimed at local businesses, workers and visitors who are not able to conveniently visit a normal NHS GP surgery at home.

The existing 12sqm room is about 1% of the total floorspace of this 4th floor complex comprising approx. 1100sqm of offices and other ancillary functions. It is considered that this loss of a very small amount of B1 office space will not result in harm to the overall quantity and availability of employment space in the borough nor any harm to the business character and function of the Euston Road area. This small scale loss in this context would be acceptable either temporarily for 10 years or permanently thereafter. The creation of a health use for doctor's surgery is supported by policy C1. It would employ only one doctor and its operational style as a small scale workplace clinic means that it is not intended to expand into other rooms of this building in the future. It would benefit local businesses and

employees, including those within this building, by providing a more convenient and quicker alternative option to using a NHS GP surgery at home.

The site is very accessible by public transport and will not involve any additional carparking or servicing. The small scale nature of the proposal and its location within an office block would mean that no nuisance would be created to nearby residential premises.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 A1, C1, E2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

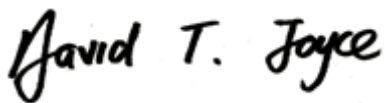
- 3 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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



David Joyce  
Director of Regeneration and Planning