

Ms Cathy Stewart
Cathy Stewart Associates
Rosecroft Studios
5 Rosecroft Gardens
Twickenham
TW2 7PT

Application Ref: **2017/3037/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

14 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**48 Gray's Inn Road
London
WC1X 8LT**

Proposal:
Change of use at third and fourth floors of building from office (Class B1) to Cryobank clinic (Class D1) and office (Class B1).

Drawing Nos: GIR/1.3/01; 4-000 Rev A; 01 4-06; 3-000 Rev E; 4-000 Rev D; Brochure European Sperm Bank; Nordic Cryobank brochure; Tenant notice dated 25/05/2017; Cover letter dated 26/05/2016; Planning statement rev A dated 04/07/2017; Marketing flyer; Marketing details email dated 24/08/2017 and email dated 06/09/2017.

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 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 plan:

GIR/1.3/01; 4-000 Rev A; 01 4-06; 3-000 Rev E; 4-000 Rev D; Brochure European Sperm Bank; Nordic Cyrobank brochure; Tenant notice dated 25/05/2017; Cover letter dated 26/05/2016; Planning statement rev A dated 04/07/2017; Marketing flyer; Marketing details email dated 24/08/2017 and email dated 06/09/2017.

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

- 3 The D1 and B1 uses hereby permitted shall not be carried out outside the following times 07:30 hours and 19:00 hours Mondays to Friday and on Saturday from 08:00 hours and 12:00 hours solely the B1 use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the provisions of Classes 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, any part of the premises used as D1 shall not be used for any other uses other than the Cyrobank Clinic.

Reason: To ensure that the future occupation of the building does not adversely affect neighbouring amenity by reason of noise, traffic congestion or excessive onstreet parking pressure, in accordance with policies G1 (Delivery and location of growth), A1 (Managing the impact of development), E1 (Economic development), E2 (Employment premises and sites) of Camden Local Plan 2017.

- 5 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the new use commencing and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies CC5 Waste, A1 Managing the impact of development and A4 Noise and vibration of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application site is located within the Central Activities Zone where the aim is to retain employment premises suitable for continued business use in line with policy E2. The current building provides an area of 308.71 sqm of B1(a) office accommodation across 1st to 5th floors, the ground floor and basement levels are in retail use (Use Class A1) and are not the subject of this application.

The proposal is to convert 136sqm of the 308.7sqm to have a mixed use B1 and D1, with the D1 use proposed being for a Cyrobank Clinic at the 3rd and 4th floors. The remaining area of 172.3sqm will still be in office use.

The premises are currently vacant and they are not fit for occupation in its current state, as internal works are needed to make the space usable. It has been confirmed that the premises have been vacant since February 2016 and marketing evidence has been provided to show that the premises have been advertised since then at reasonable prices. The applicant has confirmed that the premises as an office use has received little interest from potential users because the floor plates were too small and the location of the entrance door, on a side road was not appealing for the businesses.

The proposed D1 use operates within a key growth sector for Camden as a science-focused business. The application retains an office use in addition to the health and community services provided. Policy C2 encourages new social and community facilities throughout Camden and this proposal is considered in line with this policy as well as E1, E2 and C1.

The proposed use of the building includes a mix of office use for an area of approximately 86sqm and approximately 50sqm for the health facility. The total number of employees would be 7 and it is not expected that more than 30 visitors per day would visit within the core business hours. The proposed D1/B1 use would operate Monday to Friday from 7:30am-19:00, and solely the B1 use on Saturday from 8:00am-12:00pm.

Regarding waste and recycling, the proposed plans show at the 4th floor an allocated area for clinical waste as well as general waste to be stored on site. It is indicated that a disposal company would collect the waste monthly. A waste management plan will be secured by condition.

In relation to deliveries, the cyrobank clinic relies on small quantity of liquid nitrogen, and it is anticipated that there will be delivery of gas once a month and empty shipment tanks will be delivered in every second week. This is considered to operate at a small scale, and therefore acceptable in line with policies A1 and TC4.

The site is located within Central London with excellent access to public transport. Given the constraints of the site it is not possible to accommodate cycle spaces on site. A development of this nature would be required to provide 2 long-stay cycle spaces. Due to the location and constraints of the site itself it is considered the

provision of street cycle spaces within the locality would be sufficient.

The proposed development due to its small scale and no external alterations is not considered to cause significant harm to neighbouring amenities.

No external alterations are part of this proposal.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies E1 (Economic development), E2 (Employment premises and sites), C1 (Health and wellbeing), C2 (Community facilities), D1 (Design) and D2 (Heritage) of Camden Local Plan 2017. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

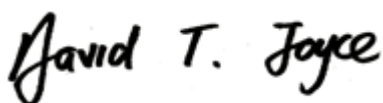
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for any advertisements which may be displayed on site. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning.

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