

Application ref: 2018/1160/P
Contact: Kristina Smith
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Date: 20 April 2018

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DR Nyarai Flora Chigwedere
Covent Garden Dental Spa
68a Neal St
LONDON
WC2H 9PA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground and Basement Level
15 Grape Street
London
WC2H 8DR

Proposal: Change of use from office (B1) to flexible use as office (B1) or dentist surgery (D1) at ground and lower ground floor levels.

Drawing Nos: Site Location Plan; Cover letter from Covent Garden Dental?Spa (dated 1st March 2018); Letter from Covent Garden Dental Spa Ltd (dated 11 April 2018); Design & Access Statement for 15 Grape Street; Letter from n.saha Chartered Accountants (dated 11th April); Letter from Farebrother (dated 4th April 2018); DRG 1 (Proposed Floor Plans).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; Cover letter from Covent Garden DentalSpa (dated 1st March 2018); Letter from Covent Garden Dental Spa Ltd

(dated 11 April 2018); Design & Access Statement for 15 Grape Street; Letter from n.saha Chartered Accountants (dated 11th April); Letter from Farebrother (dated 4th April 2018); DRG 1 (Proposed Floor Plans)

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

- 3 The premises shall not be used as a place of worship, a place for religious instruction or as a church hall within Class D1 of the Town and Country Planning (Use Classes Order) 1987 (as amended), or any statutory instrument revoking and / or re-enacting that Order.

Reason: The use of the premises as a place of worship, a place for religious instruction or as a church hall could result in unacceptable levels of noise and disturbance, which would cause harm to the amenities of adjacent residential units, contrary to policies A1 and A4 of the Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The application proposes the change of use from office space (B1a) to a flexible office space (B1) and dental surgery (D1) at lower ground floor and ground floors only (165 sqm in total). No external design changes are proposed as part of this application.

Whilst the Council generally resists the loss of office floorspace, it is considered in this instance the proposed change of use is acceptable. The applicant has submitted a comprehensive marketing report that shows the premises has been marketed for over two years with a generally negative reaction to the lower floors with no offers from potential B1 occupiers received. It is considered therefore that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been adequately explored over an appropriate period of time.

Furthermore, satisfactory information has been submitted that demonstrates the dental surgery would employ approx. 15 employees which is considered to be comparable to many other office users. The employment floorspace will therefore be maintained.

It is not considered that the proposal would compromise or harm the viable use of the existing office floorspace on floors above, and the lower floors could easily be converted back into office use in the future.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

By virtue of the nature of the proposal, it 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 G1, A1, C2 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

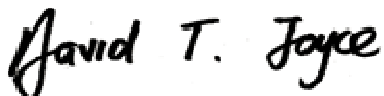
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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 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).
- 4 If implemented, the alternative use permission 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