

Mr Tony Allen
Allen Planning Ltd
The Old Fire Station EC
Salt Lane
Salisbury
SP1 1DU

Application Ref: **2016/2847/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

19 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
44 Wicklow Street
London
WC1X 9HL

Proposal:
Change of use from D1(a) & ancillary B1(a) (Comprising a Family Planning Clinic) to Class B1(a) Office
Drawing Nos: BA249_SK02; H0301/1; H0301/4; A3442F_Rev0; A3442GC_Rev6; Design and Access Statement

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: BA249_SK02; H0301/1; H0301/4; A3442F_Rev0; A3442GC_Rev6; Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission:

The proposal would result in a loss of 1145.5sqm of family planning and sexual health (D1) space. The proposal demonstrates the same operations will continue to operate in alternative locations across the borough. Therefore the proposal accords with policy CS10 and DP15 of the Local Development Framework. The proposal would result in an increase of office (B1a) floorspace and this would comply with the requirements of policies CS8 and DP13 of the LDF.

The proposed office space is considered to be of a suitable size and layout, and would provide office employment to the area. No external alterations are proposed and as a result there would be no harm to the character and appearance of the host building, the street scene or wider area. There would be no harm to adjacent land uses as a result of the proposal.

It is not considered there would be adverse amenity impacts upon neighbouring residential occupiers as the proposed changes are internal.

No objections have been raised in relation to the works. The application's site planning history and relevant appeal decisions have been taken into account when coming to this decision.

Considerable importance and weight has been attached 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 CS1, CS5, CS9 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP15, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with 2.15, 3.19, 4.7, 4.8, 6.9 and 7.4 of the London Plan 2016 and paragraphs 14, 17, 56-66 and 125-141 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.

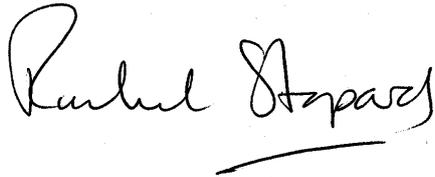
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities