

Planning Statement

Change of use from Class B1 to a Dual Class B1/D1 use

Offices 118, 120 & 122

First Floor

16 Upper Woburn Place

Euston

London

WC1H 0AF

October 2018

London Borough of Camden

Contents

| | |
|--|------------------------------|
| 1. Introduction | 1 |
| 2. Site Context | 2 |
| Local area | 2 |
| 3. Site Designations | 3 |
| Planning Proposals Map | 3 |
| Flooding | Error! Bookmark not defined. |
| PTAL Designation | 3 |
| Planning History | 3 |
| 4. Proposal | 5 |
| 5. Planning Considerations | 6 |
| Principle of Development | 6 |
| Clinical Waste | 7 |
| Economic Sustainability | 7 |
| Social Sustainability | 7 |
| 6. Conclusion | 8 |
| Figure 1: Camden Proposals Map Extract | 3 |



1. Introduction

- 1.1 This planning application seeks to gain retrospective permission for the change of use of Offices 118, 120 and 122 on the First Floor at 16 Upper Woburn Place, Euston, London WC1H 0AF, from a Class B1 office use, to a dual Class B1/D1 use to allow the operation of an ear clinic.
- 1.2 The proposed use is a “dual” use of B1/D1 to allow sufficient flexibility, and to maintain the notion that the room can be easily reverted back to Class B1, its original established use, if the need arises.
- 1.3 This application site is to be occupied by Hearology (<https://hearology.uk/>). They offer a range of ear care services including micro-suction for the removal of wax, hearing protection devices, tinnitus management, hearing tests and infection treatments. Additional medical services offered include; diagnostic and screening services, maternity and midwifery services and treatment of diseases, disorder or injury. There will also be GP's in attendance on certain days to take blood samples and give injections. The clinic employs fully trained specialist hearing practitioners.
- 1.4 This planning statement seeks to demonstrate that the proposed change of use complies with the current objectives of the NPPF, London-wide and local planning policy.



2. Site Context

Local area

- 2.1 The site comprises of 3x small offices within the first floor of a 4-storey (plus basement) brick-built premises. The application site is accessed from the Euston Road.
- 2.2 The application site constitutes a 29 sqm office room within a large serviced office at 16 Upper Woburn Street. The site forms a small portion (3.7%) of the total floor space on the first floor, which extends to 783 sq m.
- 2.3 The serviced offices are surrounded by a mix of uses including restaurants, shops, and cafes at the street level.
- 2.4 The site has excellent public transport connections with a multitude of bus services operating within the immediate area and the underground and rail services being accessed via Euston Station and Euston Square Station, which are 170m and 270m away from the building. There is also a cycle hire station directly opposite the building on Endsleigh Gardens.

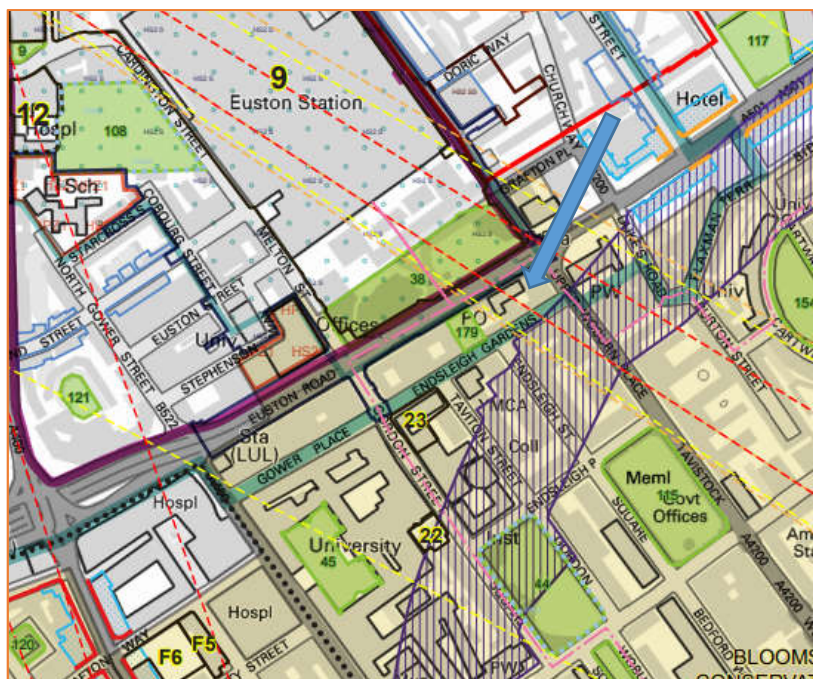


3. Site Designations

Planning Proposals Map

- 3.1 The application site is a corner site at the junction of Upper Woburn Place and Endsleigh Gardens in the Bloomsbury Conservation Area. The building does not appear to be listed.

Figure 1: Camden Proposals Map Extract



- 3.2 The site is within the Central London Area and within 25m of the Euston Growth Area. It is in the vicinity area earmarked for Crossrail safeguarding (High Speed 2). No further relevant planning designations apply.

PTAL Designation

- 3.3 The PTAL score provides a basic overview of a sites access to public transport within the vicinity of the location. According to the PTAL WebCAT from Transport for London, the proposal site has a score of 6B (Best Score). This is particularly relevant for this application, as future patients of the clinic would have a number of transport options available.

Planning History



- 3.4 There have only been a small number of planning applications relating to No 16 Woburn Place.
- 3.5 In September 2012, planning permission (Ref: 2012/3732/P) was granted for the varying of a condition to change the use from a Class D2 Student Centre to a gym (this relates to Ref: 2008/5558/P).
- 3.6 A change of use was granted for the basement from an ancillary Class B1 office use to a Class D2 Student Centre (Ref: 2008/2336/P).
- 3.7 There are no other recent and relevant applications relating to this building.



4. Proposal

- 4.1 The application seeks to change the use of Offices 118, 120 and 122 on the first floor at 16 Upper Woburn Place to a dual B1/D1 use to allow the lawful operation of an ear clinic, to support the growing business. The proposal will not require any external alterations to the building nor any major physical internal alterations.
- 4.2 Hearology offer a range of ear care services including micro-suction for the removal of wax, hearing protection devices, tinnitus management, hearing tests and infection treatments.
- 4.3 The clinic will offer 'out of hour' appointments (daily up to 21:00). These appointments are popular and seldom available through the NHS or other private providers. Proposed opening times are as follows:
- Monday to Friday: 08:30 - 21:00
 - Saturday & Sunday: 09:00 – 17:00
- 4.4 Patients will utilise the current means of access into the building from the street (Euston Road Frontage).



5. Planning Considerations

- 5.1 This Statement demonstrates how the proposed scheme responds to the planning requirements set out in the London Plan, the Camden Local Plan, the National Planning Policy Framework and any adopted supplementary planning documents.

Principle of Development

- 5.2 Planning permission is sought for the change of use of offices 118, 120 & 122 on the first floor of 16 Upper Woburn Place from an existing Class B1 office use to a flexible Class B1/D1 dual use. The combined offices only have a floor area of 29 sqm. This represents just 3.7% of the first-floor area.
- 5.3 Policy C1 of the Camden Local Plan (2017), states that the Council will support the provision of new or improved health facilities., whilst Policy C2 states that such facilities will be encouraged where they are accessible by foot or by sustainable modes of transport. Policy E1 states that support will be given to develop Camden's health sector.
- 5.4 The application seeks to change the use to a dual B1/D1 use, this will ensure there will be no loss of office floorspace. Critically, it will also enable the expansion of a local small enterprise.
- 5.5 This proposal seeks the introduction of a small growing business that gives a valuable health service for individuals in the surrounding area.
- 5.6 The change of use of 29 sqm of Class B1 floorspace would not significantly harm the primary business function, in accordance with Local Plan Policy E1 and E2. The flexible nature of the proposed use for either B1 office or D1 medical provides flexibility for this space to revert back to an office should this be required.
- 5.7 The proposed D1 use would provide a complimentary use to support neighbouring occupiers and would integrate well with the general mix with the surrounding area and provide a local service.



Neighbouring Amenity

- 5.8 With regards to amenity, the surrounding area has a wide range of uses including office, restaurant, hotels and educational buildings. The adjoining buildings are not in residential use. The clinic expects to have an average of 80-120 patients per week, with 3-4 permanent full-time staff being employed at the premises. This number of patients would contribute towards to vitality of the area and attract general footfall to the surrounding area. The proposal would therefore meet Policy G1 of the Camden Local Plan (2017), in their delivery of growth in a sustainable location.

Clinical Waste

- 5.9 Clinical waste would be stored in special purpose bins and clinical waste bags. It will be collected by a specialist and licensed clinical waste contractor (Cannon Waste) and separated from general waste. Collection would occur on a fortnightly basis.

Economic Sustainability

- 5.10 The clinic provides employment opportunities for trained medical professionals as well as non-trained administration staff. The business is growing, and its services are in real demand due to their convenience.

Social Sustainability

- 5.11 The clinic plays an important social role due to the services it offers. The clinic offers a quick and convenient and accessible service to workers and visitors to the area who cannot afford the time to make ear care appointments.
- 5.12 The services offered have proven very popular, therefore the business is expanding to be able to offer more appointments.



6. Conclusion

- 6.1 The proposal will allow ear care services to be more accessible and at convenient times for local workers and visitors. The change of use will not alter the operation of the building in any way. There will be no external alterations and the patients will utilise the existing access. The application will allow for an existing successful business to expand, and to serve a greater number of patients, to the benefit of the local living and working population. It is considered that the development proposal accords with local and national planning policy and meets the aims of sustainable development.
- 6.2 We respectfully ask that planning permission is granted.





PLAINVIEW

Planning. Strategy. Design.

www.plainview.co.uk

contact@plainview.co.uk

Feedback

At Plainview Planning we want to help LPA and Inspectorate staff to process our applications and appeals as easily as possible.

In an effort to improve our documentation and processes, we are inviting feedback from all LPA and Inspectorate case officers via a very short online feedback form. All submissions are anonymous.

Go to www.plainview.co.uk/submissions to let us know what you think about our applications or appeals.

Thank you.

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Plainview Planning Ltd.

Copyright © Plainview Planning Ltd. All Rights Reserved

Registered Office: 42 Clarence Street, Cheltenham, GL50 3PL. Registered in England and Wales No. 06563374