

Change of use

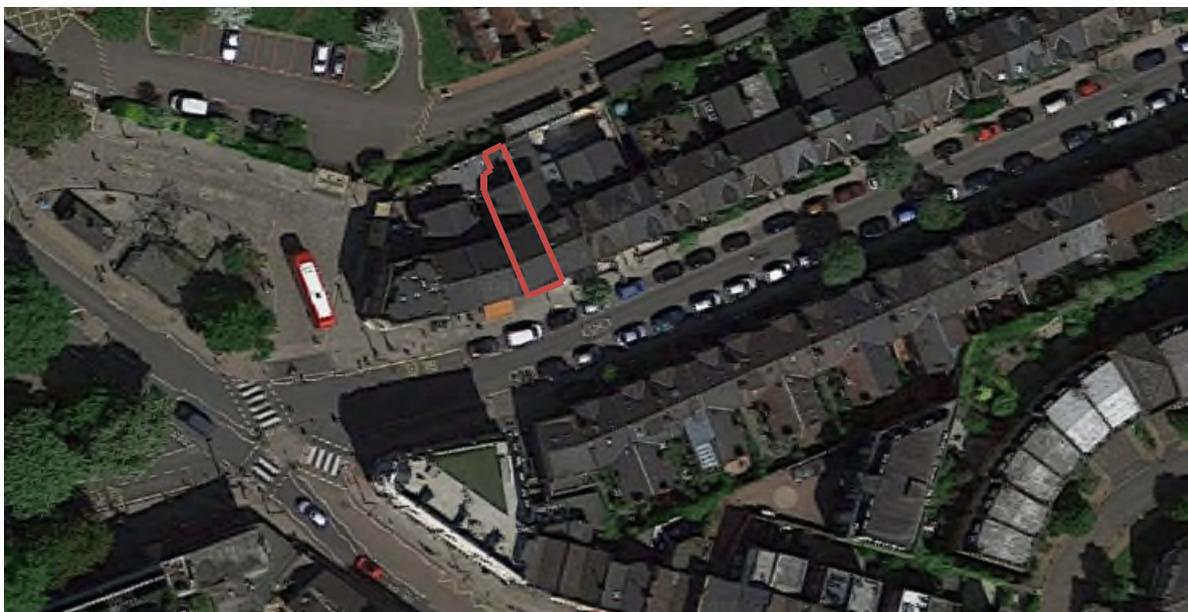
4 ELM TERRACE
LONDON
NW3 2LL

Planning Statement in support of the Change of use of the first and second floor levels from residential (Class C3) to health care (D1) including elevational alterations to the shopfront entrance.

14 December 2018

1. Background

4 Elm Terrace lies on the North side of Elm Terrace / Constantine Road and to the East of the South End Green bus terminus on the junction of South End Road and Fleet Road. The property is not listed however falls on the North West edge of the Mansfield Road conservation area. The property houses the Hampstead Orthodontic Practice on the ground floor with a single maisonette on the upper floors.



Google Earth extract showing the site

Planning approval was obtained for this change of use on the 9th April 2013. (A copy of the approval is in Appendix 1). The change however was not actioned within the 3 year implementation period due in part to NHS procurement arrangements as well as NHS and private activity. The additional NHS and private orthodontic work now requires the expansion.

2. Proposals

This application is the same as the 2013 proposals. The applicant is the same and it incorporate the original application documents prepared by MPL Interiors. The original MPL Interiors Design and Access statement is also included in Appendix 2.

3. Conclusion

The Hampstead Orthodontic Practice needs the additional space and now needs to implement the 2013 change of use approval. The expansion will allow more patients to be treated and will therefore benefit the local area and community.

Appendix 1 – 2013 planning approval ref 2013/0651/P

Appendix 2 – MPL Interiors Design and Access Statement