

Application ref: 2018/5281/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 21 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Plainview Planning Ltd
Oliver House Hall Street
Chelmsford
CM2 0HG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

1st floor offices 118, 120, 122
16 Upper Woburn Place
London
WC1H 0AF

Proposal: Change of use from office (Class B1) to a dual office & health clinic (Class B1/D1) (retrospective).

Drawing Nos: 001 Rev B; 002 Rev C. Planning Statement prepared by Plan View dated October 2018.

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

Condition and Reason:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

001 Rev B; 002 Rev C. Planning Statement prepared by Plan View dated October 2018.

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

Informatives:

- 1 Reasons for granting permission.

The host building is occupied by an office (B1a) use over all floors. It is located within the Bloomsbury Conservation Area and the Central London Area.

This proposal seeks retrospective permission to permit three 1st floor offices (numbers 118, 120 and 122) across a total area of 29sqm to change from office use (Class B1(a)) to flexible office and health clinic (Class B1(a)/D1). The existing B1(a) office use within the remaining offices and floors of the building will be retained.

The change of use is considered acceptable as the proposal is not for self-contained office accommodation, it would retain office (Class B1a) as part of a dual use, maintain employment for a comparable number of employees and support a growing business. On the basis that the change of use is solely for three office rooms comprising just 3.7% of the total office floorspace in the building it is considered that a detailed justification for the loss involving evidence of marketing is not warranted.

The proposal involves no external works. Any shopfront alterations or advertisements will have to be applied for through separate applications.

The proposed use of a health clinic is not considered to result in dissimilar operational hours to an office use therefore the proposal would not cause harm to the amenity of neighbouring residents in terms of a loss of privacy, outlook or daylight and would therefore be in accordance with the requirements of policies A1 and A4.

Due to the scale of development and its high level of accessibility, no concerns are raised regarding servicing or trip creation. Due to site restrictions, there is little scope to provide further on-site or on-street cycle parking facilities directly outside the site. The site is located in close proximity to the Euston station and has a PTAL level of 6b. Within this context, it is considered that a significant portion of potential users of the site by walking/ cycling and public transport and as such no concern is raised in this regard.

No comments were received prior to making this decision. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A4, E1, E2 and T1 of the Camden Local Plan 2017.

- 2 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).
- 3 Please note that the flexible use permission will cease after a period of 10 years from the date of this decision in accordance with Class V of the General Permitted Development Order 2015 (as amended). After a period of 10 years following the determination date the use in situ at this point will become the established lawful use in perpetuity.

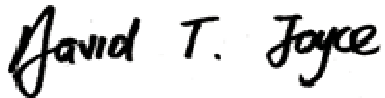
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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