



NTR Planning Ltd
Property • Planning • Consulting

Clareville House
26-27 Oxendon Street, London
SW1Y 4EL

T: (020) 7734 3920
F: (020) 7494 4563

www.ntrplanning.co.uk

Our Ref: 3628/HLL/SLK

13 December 2018

Regeneration & Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Sir/Madam,

Re: Removal of Planning Condition 5 of planning application 2012/5834/P – Change of Use of lower ground to first floor and part second floor from office use (Class B1) to Family Planning Centre (Class B1) with ancillary office accommodation (Class B1)
At : 44 Wicklow Street, London WC1X 9HL

On behalf of our client, Heatherwick Studios, we are applying for the removal of Planning Condition No. 5 of planning permission Ref. 2012/5834/P (dated 10th January 2013) for a change of use of lower ground to first floor and part second floor from office use (Class B1) to Family Planning Centre (Class D1) with ancillary office accommodation (Class B1) at 44 Wicklow Street, London WC1X 9HL.

Condition 5 of the above planning permission states:

‘Notwithstanding the provisions of Class D1 of the Schedule of the Town & Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument invoking and re-enacting that Order, the premises shall only be used as a Family Planning Clinic.’

The property has been used most recently as a Family Planning Clinic by the NHS. Therefore, the planning permission has been implemented and this very restrictive condition activated. Condition 5 limits the use of the property within Class D1 to a Family Planning Clinic only. Such users are not common and it has proven difficult to attract an appropriate user for the property. The applicant has however received offers from users who are not Family Planning Clinics.

The applicant has recently purchased the subject property with the intention of utilising it as an architects studio. The property has already been granted a change of use to Office B1 under planning permission 2016/2847/P. It was the applicant’s intention to use the property as B1

Bristol Office: Henleaze House, 13 Harbury Road, Henleaze, Bristol, BS9 4PN T: (0117) 244 9393 F: (0117) 989 8233

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offices for its architecture practice. However, due to unforeseen circumstances, it is now the intention that the property will not immediately be utilised for architects studio. Therefore, the applicant has been seeking an alternative tenant for the building for a period of approximately 18 months after which time it is anticipated that the change of use to office (B1) will be implemented and the property used as an architects studio. No suitable alternative B1 office or family planning clinic users have been interested in the property. Therefore, this application is being submitted to the Council to remove Condition 5 and allow a wider range of uses for the property to bring it back into viable, sustainable use.

Should you have any questions or require any further advice then please do not hesitate to contact us.

Yours sincerely



Helen Locking

Associate

NTR Planning

Helen.locking@ntrplanning.co.uk