

Application ref: 2018/5107/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 21 February 2019

Development Management
Regeneration and Planning
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Indigo Planning
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
24-25 Hand Court
London
WC1V 6JF

Proposal:
Change of use from a from printers/photocopiers (A2) to a doctor's surgery (D1).
Drawing Nos: HC-E 01, HC-E-02, HC-P- 01, HC-P 02, 29540002/1 and
let.001.HB.AM.29540002.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans HC-E 01, HC-E-02, HC-P- 01, HC-P 02, 29540002/1 and let.001.HB.AM.29540002.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site is located within Central London Area although is not identified as being located within the Central London Frontage. The site is not located within a primary or secondary frontage and was most recently operating at an photocopier and printers (use class A2) following the change of use from retail (shop) PL/8900519) on 23.01.1990. The host building is not located in a Town or Neighbourhood Centre and would not contribute to any pre-existng retail shopping frontage.

Unlike certain other use classes, class A2 is not specifically protected by policy, particularly where it is outside of any designated centre. Therefore there is no objection to the loss of A2.

The site is located in between Sandland Street to the north, High Holborn to the south both are under 10 minutes to High Holborn, which consist of a wide range of retail units (Class A1) and it is therefore considered that the proposed loss of A2 (fanacial and professional) floorspace would not materially harm the vitality or viability of the area and that the proposal is in general conformity with the objectives of SPG Guidance, Town Centres and Retail (March 2018).

The site has a Public Transport Accessibility Level (PTAL) of 6B (best) and it is not considered that the proposal would materially affect the transport/parking in the area. The transport team was consulted and no objection was raised in regards to the proposed impact on transportation to and from the site.

As no external alterations which require planning consent are proposed to the unit, there are no design considerations in the determination of this scheme.

While Town or Neighbourhood centres are generally the most appropriate location for A2 use, the Council will carefully consider their potential impact when assessing planning applications to make sure that they do not harm the centre or the amenity of neighbours. There are no dwellings above the unit or in the immediate vicinity of the site. Properties in the area are typically used as offices and legal chambers. Thus, it is not considered that the proposed Doctors Surgery use would have an adverse impact on residential amenity.

No objections have been received prior to making this decision. The site's

planning history was taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, TC3 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

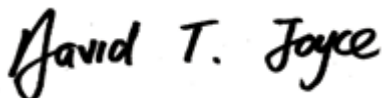
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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