

Application ref: 2019/0169/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 23 July 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Krypton Healthcare Consulting  
Krypton Healthcare Consulting  
Unit 25  
Parsonage Lane  
Stansted  
CM24 8GF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**49 Mount Pleasant  
London  
WC1X 0AE**

Proposal:

Change of use from office (B1 use class) to offices (B1 use class) with medical consulting and training centre (D1 use class).

Drawing Nos: Design & Access Statement, Q2700-100, Basement Floor Plan, Ground Floor Plan, First Floor Plan, Second Floor Plan & 'Description of Business' Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, Q2700-100, Basement Floor Plan, Ground Floor Plan, First Floor Plan, Second Floor Plan &

'Description of Business' Statement.

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

- 3 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and Town and Country Planning (General Permitted Development) Order 2015, or any other provision revoking and re-enacting those Orders, the premises to which this application relates shall only be used for offices (B1), or a mixed use for offices and medical consulting/training centre (B1/D1 use classes), and for no other purpose whatsoever.

Reason: To ensure that the future occupation of the building does not reduce its employment generating potential or adversely affect the adjoining premises or immediate area by reason of noise, traffic congestion and excessive on-street parking pressure, in accordance with policies G1, A1, A4, E1, E2, C2, C3 & T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The application site is located within the Hatton Garden Conservation Area, the building and adjoining terrace is Grade II Listed, however no physical alterations are proposed as part of this scheme. The property is outside of a designated shopping frontage, but it is within the Central London Area.

The application seeks a change of use from B1 (Office) to Class B1 and D1 (Office and Medical Consultancy/Training Centre).

Policy E2 of the Camden Local Plan states that the Council will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction that: a. the site or building is no longer suitable for its existing business use; and b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.

Whilst it is acknowledged that the use of the site would move away from a solely business use, it is noted that the site would remain in part as B1. A 'Description of Business' Statement submitted with the application explains that the use would be primarily clerical, with some demonstrations/practical sessions being conducted. They estimate the split would be 80% clerical, 20% practical. Sessions would be pre-booked with no walk ins.

The nature of the site is such that it has an active frontage on to the street, with an historic store frontage, set within a short run of commercial units.

It is considered that given the nature of the proposed use, it would function in a similar way to the existing B1 use office, with a similar occupancy and number of visitors (whilst it is acknowledged only 2 staff work on site at present, it is reasonable to expect the occupancy of 20 staff as indicated by the applicant). Whilst it has not been demonstrated that the existing B1 use is no longer viable (in compliance with policy E2), given the proposed use of the space, and continued B1 function, this is considered to continue to support economic activity in Camden in accordance with the aims of policy E2. It is by reason of the continued primarily B1 use, that this development is considered to be acceptable. Conditions have been attached to ensure appropriate functionality of the site and an acceptable impact on neighbouring amenities.

As no external alterations which require planning consent are proposed to the unit, there are no design considerations in the determination of this scheme. Any physical alterations to the property may be subject to Listed Building Consent.

No comments were received following public consultation on the scheme. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies E2, A1 and A4 of the Local Plan (2017), The London Plan (2016), and NPPF (2019).

- 4 The applicant is reminded that Listed Building Consent may be required for physical alterations to the property.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer