

Application ref: 2018/3956/P
Contact: Laura Hazelton
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Date: 27 November 2019

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

Phone: 020 7974 4444

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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**61 Birkenhead Street
London
WC1H 8BB**

Proposal:

Change of use from offices (B1 use) to cancer support/resource/therapy centre (D1 use) including ancillary administrative functions; associated alterations to front elevation; enlarged opening onto rear ground floor terrace; replacement of existing windows with doors at rear first floor level; reinstatement of front lightwell and installation of new sliding doors at basement level onto lightwell; installation of 2 x rooflights at roof level.

Drawing Nos: (01)_001, (01)_099, (01)_100, (01)_101, (01)_102, (01)_103, (01)_104, (01)_200, (01)_201, (00)_099 rev 01, (00)_100 rev 01, (00)_101 rev 01, (00)_102 rev 01, (00)_103 rev 01, (00)_104, (00)_200, (00)_201, Planning Statement dated August 2018.

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: (01)_001, (01)_099, (01)_100, (01)_101, (01)_102, (01)_103, (01)_104, (01)_200, (01)_201, (00)_099 rev 01, (00)_100 rev 01, (00)_101 rev 01, (00)_102 rev 01, (00)_103 rev 01, (00)_104, (00)_200, (00)_201, Planning Statement dated August 2018.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Cycle parking for 5 bicycles as shown on drawing numbered (00)_099 rev 01 shall be provided in its entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the change of use of 479sqm of existing office floorspace to provide a new cancer support and therapy centre which would be run and operated by Future Dreams Charity. The charity is seeking to move into the application site following the planned closure of their existing facility in Fulham in summer 2019.

Policy C1 recognises the importance of health facilities as a vital part of infrastructure which supports the quality of life of Camden's residents. It states that the Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing. Likewise, policy C2 seeks to ensure that community facilities and services are developed and modernised and retained for the benefit of communities in Camden, and states that the Council will support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations.

The proposed development involves the conversion and refurbishment of the building to provide a new premises for Future Dreams - a free of charge breast cancer centre which delivers non-medical treatment and support and advice in the form of workshops, life-coaching, financial advice and nutritional advice.

Birkenhead Street is characterised predominantly by residential and office accommodation and is considered a suitable location for the proposed use given the numerous transport links nearby. However, the loss of the existing office is a strong consideration which must be weighed against the benefits that the new use will bring to the area. Although Policy E1 states that the Council will support health and education sectors and promote the development of the Knowledge Quarter around Euston and Kings Cross; Policy E2 also specifically states that the Council will resist the development of business premises for non-business use unless it is demonstrated that the site is no longer suitable for its existing business use.

Although the applicant has not provided marketing evidence to demonstrate that there is no demand from alternative business users for this space; they have provided evidence that there are very limited numbers of D1 premises available within the borough, and that none of those available were suitable for the proposed use. Furthermore, the proposed use would have an element of office provision ancillary to the community facility in the form of reception and administrative staff, as well as full and part time employment for nurses, therapists, etc.

In order to address the Council's concerns regarding the loss of business use, the applicant has confirmed that they will enter into a Legal Agreement which will require the site to revert back to business use once the Future Dreams Charity have vacated the premises. They have also agreed to work with the Council's Employment Team to provide an employment and skills package for local people which will include work experience training and internships, etc.

On balance, although the applicant has not demonstrated that there is no business demand for the existing premises, the proposed use is considered acceptable in this instance. The application site is relatively small (below 500sqm) and the Council's Employment team have confirmed that although the site is suitable for SMEs, the site is not fully occupied at present.

- 2 There would be limited external alterations associated with the proposed change of use. These include alterations to the front elevation, the reinstatement of the front lightwell and installation of new sliding doors at basement level into the lightwell, the creation of an enlarged opening onto the rear ground floor terrace, replacement of existing windows with doors at rear first floor level, and the installation of two rooflights at roof level. The proposed alterations would be minor changes which would preserve the character and appearance of the host building, wider conservation area and the setting of the neighbouring Grade II listed building. Although the front lightwell is paved over at present, it is surrounded by railings, and as such, the works would have limited visual impact on the streetscene.

The proposed change of use and physical alterations would not cause harm to neighbouring amenity. The nearest residential property is the adjoining building, 59 Birkenhead Street, in use as a single dwelling house. Although the proposals involve the creation of a new external terrace area at first floor level, views into the rear windows of no.59 would not be possible given the location of the terrace and the greater depth of the application site.

The Council's Transport Officer has confirmed the proposals are acceptable in terms of transport. Five cycle parking spaces are proposed, the installation of which shall be secured by condition.

81 letters of support were received including four letters of support from local Councillors. The planning and appeal history of the site and surrounding area were taken into account prior to making 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 Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the adjoining listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies C1, C2, E1, E2, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer