

Application ref: 2019/3257/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 2 December 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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Plainview Planning  
First Floor  
Clarendon House  
42 Clarence Street  
Cheltenham  
GL50 3PL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Business Centre**  
**Room G02**  
**344-354 Gray's Inn Road**  
**London**  
**WC1X 8BP**

Proposal:

Change of Use from Class B1 (office) to a flexible office (B1) / Health Clinic D1 (retrospective).

Drawing Nos: 2268/CMMP/; Ground Floor Plan Existing and Propose; Coporation Health Brochure from Doctors Clinic Group; Follow Up Statement commissioned by Marcia Perkins Plainview Planning dated the 23rd October 2019; Waste Management Strategy and Floor Plan commisssed by Planview dated June 2019 and Planning Statement commissioned by Planview Planning dated June 2019.

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 2268/CMMP/; Ground Floor Plan Existing and Propose; Coporation Health Brochure from Doctors Clinic Group; Follow Up Statement commissioned by Marcia Perkins Plainview Planning dated the 23rd October 2019; Waste Management Strategy and Floor Plan commisssed by Planview dated June 2019 and Planning Statement commissioned by Planview Planning dated June 2019.

Reason:

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

Informative(s):

- 1 Reasons for granting retrospective permission:

Permission is sought for the change of use from office space (B1a) to a flexible office space (B1) and GP Clinic (D1) at ground floor measuring 31sqm. No external design changes are proposed as part of this application.

Whilst the Council generally resists the loss of office floorspace, it is considered in this instance the proposed change of use is acceptable.

Previously the London Doctor's Clinic (the applicant) had facilities on the third floor in the same building but relocated to the ground floor unit in April 2019. Permission is therefore sought retrospectively. The third floor unit is vacant and is being marketed and let for office use comprising 29 sqm of B1 floor space. There is therefore a modest loss of office floorspace (2 sqm) within the building as a whole that would be considered acceptable. The ground floor unit of the building measuring 31.5 sqm would be flexible in terms of its use to operate as an office (Class B1a) or a private clinic, thereby maintaining the employment of the employees, whilst, offering support to a growing business. The provision of a private health clinic is considered to contribute positively to the character and function of the area. An informative would be added denoting that the flexible use of the unit would give flexibility for use for 10 years from the date of the permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time within the unit.

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 would operate Monday to Sunday 09:00 to 17:30. This 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, noise or disturbance and would therefore be in accordance with the requirements of policies A1 and A4. Although a D1 use includes a wide range of uses it would not be considered necessary to restrict the uses within the D1 use due to its location and its modest size at 35 sqm.

Due to the scale of development and its high level of accessibility no concerns

are raised regarding servicing or trip creation. 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 Kings Cross Station and has a PTAL level of 6b. Within this context, it is considered that a significant portion of potential users of the site would arrive there by walking/ cycling and / or use of 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 , D1, D2 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 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.

- 4 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer