

Application ref: 2020/4348/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 23 February 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

RENEW Planning Limited
22 Berghem Mews
Blythe Road
London
W14 0HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
70 Grafton Way
London
W1T 5DT

Proposal:

Use of the third and fourth floors in connection with the Class E medical use on the lower ground, ground, first and second floors, including use as overnight sleeping accommodation for staff.

Drawing Nos: GW01 P01; GW01 P02; GW01 P03; Planning Statement prepared by Renew Planning dated September 2020

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: GW01 P01; GW01 P02; GW01 P03; Planning

Statement prepared by Renew Planning dated September 2020

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

- 3 The overnight accommodation shall be used only by staff providing medical services on the premises.

Reason: To ensure the existing medical facilities are retained in line with Policy C2 of the London Borough of Camden Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The whole building was originally used as offices prior to the change of use of the lower ground, ground, first and second floors to a dual office / medical service use in 2008. The building can be used as either office use or medical use as they both fall within Class E use (Commercial, business and service), thus no objection is raised to this continued commercial use. The proposal would include the use of the 3rd and 4th floor for overnight accommodation for doctors travelling from outside London. Given that this accommodation would be used in association with the existing occupier on lower floors as ancillary to the main use rather than as self-contained housing, there would be no objection to this element of the proposal. A condition would be attached to ensure that the overnight accommodation is used by staff providing medical services on the premises.

There would be no impact on the amenity of neighbouring occupiers as the overall use of the building will remain relatively unchanged.

The Council's Transport Officer has confirmed that the details of the proposal is satisfactory and raises no transport issues.

As such, the proposed development is in general accordance with policies C2, A1, D1, D2 and T2 of the London Borough of 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 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.

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



Daniel Pope
Chief Planning Officer