

**DOCUMENT REFERENCE CODE:** 18491\_P\_01

**SITE LOCATION:** 126 Boundary Road NW8 0RH

**PLANNING APPLICATION TYPE:** Planning application for 'change of use' in a conservation area.

**DATE:** 03 June 2021

## **Design and access statement**

Until 1<sup>st</sup> September 2020, 126 Boundary Road was designated as having D1 (Non-residential institution) unrestricted use. The changes to the Use Classes of the Town and Country (use classes) Order 1987, have now resulted in having to apply for a change of use to other categories which have been newly created.

This is a change of use application from D1 (Non-residential institution) to the new Use Classes E(e) Provision of medical or health services, and; F1(a) Provision of education.

### **1. Site context and analysis**

The site is located on the western side of Boundary Road, Camden and forms part of a terrace comprising a mixture of 3 and 4 storey buildings, some with basements. The ground floors are predominately commercial and retail, with the upper stories being offices and residential units.

The site is in the St John's Wood Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

The building was in use as a language school for many years, falling within use class D1. The applicant bought the building with the intention of it being used as a medical facility, also falling within D1 until September 2020.

### **2. Planning background**

Application 8073/NW The use of the first and second floors of No126 Boundary Road, Hampstead as a language school and reading room, granted 14/03/1958.

Application 2018/4836/P Use of the ground and basement floors as language school (Class D1), granted 27/11/2018.

Application no 2018/5487/P Installation of roof top air conditioning plant and acoustic enclosure, granted 12/12/2018.

Application no 2019/0116/P Erection of single storey rear extension at ground floor level and erection of roof extension to create 39sqm additional D1 floorspace. Formation of front facing roof terrace at third floor level, and replacement of existing uPVC window frames with timber, granted subject to Section 106 legal agreement, 05/02/2019.

Application 2019/0155/P Erection of part single, part two-storey rear extension at ground and first floor level, Appeal refused 07/02/2019.

Application 2019/5870/P Installation of replacement shopfront, withdrawn 28/01/2020.

Application 2020/0434/A Display of 1x non-illuminated fascia, withdrawn 07/02/2020.

### **3. Use and layout**

The applicant intends to open a medical and aesthetics clinic.

### **4. Scale**

N/A

### **5. Design and appearance**

N/A

### **6. Access**

No alterations are intended to existing access levels.