

Application ref: 2021/5408/P  
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Date: 13 January 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

Phone: 020 7974 4444

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Contour Planning Services Limited  
The Barn, Unit 3 Pirton Grange  
Pirton Road  
Shillington,  
Hitchin  
SG5 3HB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**235-237 Finchley Road**  
**London**  
**NW3 6LS**

Proposal:  
Change of use from Betting Office (Sui Generis) to Dental Surgery (Class E)  
Drawing Nos: Site Location Plan, Decon Layout Proposal Elevation 02, Planning Statement by Contour PLanning

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: Site Location Plan, Decon Layout Proposal Elevation 02, Planning Statement by Contour Planning

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

- 3 The development hereby permitted should provide a stairlift in order to provide disabled access to the basement.

Reason: In order to ensure full accessibility to the basement in compliance with policy C6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the change of use from a betting office (Sui Generis) to dental surgery (Class E) in a basement unit. No external alterations have been proposed. It is understood that the basement unit has been vacant since 2015.

The proposed use is for a dental surgery that would provide 4 treatment rooms and associated offices, changing rooms, storage and waste spaces.

The loss of the existing Sui Generis use at basement level is not considered to affect the vitality of the Finchley Road and Swiss Cottage Town Centre. There are few existing dental surgeries within the immediate surrounding area and so the provision of a surgery would be welcome and appropriate as a town centre use. It would comply with policies C1 and C2 which support the provision of new or improved health and community facilities in accessible centres and would not harm the character of the area.

The proposed use would have no significant or adverse impacts on neighbouring amenities in terms of noise and vibration, odour and fumes, traffic generation or water and wastewater infrastructure.

A condition has been attached stating that a stairlift must be provided in order to provide full disabled access.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, C1, C2, C6, TC1, TC2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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