



# GERALDEVE

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**FAO: Jonathan McClue**

**Our ref: NFR/NMI/KFO/EBH/J10346**

**Your ref: PP-11348097**

11 July 2022

Dear Sir / Madam

**Lower Ground Floor and Ground Floor, The Lantern (formerly Stephenson House), 75 Hampstead Road,  
Camden, London, NW1 2PL  
Town and Country Planning Act 1990 (as amended)  
Application for Full Planning Permission**

On behalf of our client, Lazari Properties 8 Ltd (the 'Applicant'), we enclose an application for the use of the ground and lower ground floor units on Hampstead Road as a wellness centre use (Class E(a) and (e)) and for the use of the ground floor unit on Drummond Street as Class E (restricted to (a) and (b)), providing additional retail floorspace.

## **The Site**

The Lantern lies at the junction of Hampstead Road and Drummond Street within the London Borough of Camden (LBC), just north of Euston Road, west of Euston Station and to the east of Regents Park. The three units which this application relates to include a: 1) Ground Floor unit on Drummond Street, which is permitted as a Flexible B1/D1 use; 2) Ground Floor unit on Hampstead Road, which is permitted as A1 Retail use; and 3) Lower Ground Floor unit on Hampstead Road, which is permitted as A1 Retail use.

The site lies within the Central London Area. The building is not listed and does not lie within a Conservation Area, nor are there any listed buildings or Conservation Areas immediately adjacent to the building.

The site lies within the Euston Area Action Plan which divides the Euston area into six character areas; the site is within the Regent's Park Estate Character Area. The site is not however, located within a Town Centre.

The site sits within two of the Mayor's protected views as specified within the London View Management Framework; the Wider Setting Consultation Area of the view from Greenwich Park Wolfe statue to St Paul and the Landmark Viewing Corridor from Parliament Hill to the Palace of Westminster.

## Background

Planning permission (ref. 2017/3518/P) was granted on 09 March 2018 for:

*"Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of cafe (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works".*

Following this, an application for minor material amendments (ref: 2018/0663/P) under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission 2017/3518/P was approved on 2 July 2018 for:

*"Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)) namely to demolish 60% of the existing primary structure (as opposed to 30%) and to increase the overall height of the building by 450mm."*

The majority of conditions attached to planning permission 2018/0663/P have since been discharged.

The permitted land uses at The Lantern therefore, include, office (B1) floorspace, flexible office/healthcare (B1/D1) floorspace, retail (A1) floorspace, cafe (A3) floorspace and 17 residential (C3) units, comprising 11 market units and 6 affordable units.

## Proposals

The permission has been built out, with practical completion taking place on 23 June 2022 and our client is now in the process of securing tenants for the scheme.

This application seeks planning permission from Camden Council for the:

**"Use of the A1 ground and lower ground floor units on Hampstead Road to E (restricted to (a) and (e)) and the flexible B1/D1 ground floor unit on Drummond Street to E (restricted to (a) and (b))."**

Our client is therefore, seeking the use of two units at ground floor level and one unit at lower ground floor level of The Lantern, as follows:

1. Ground Floor unit on Drummond Street - use proposed from flexible B1/D1 to Class E (a) and (b), to ensure that there is no perceived loss of retail use;
2. Ground Floor unit on Hampstead Road - use proposed from Class A1 to Class E (a) and (e), to enable a healthcare provider to occupy the unit but to ensure that it could revert to retail use in the future; and

3. Lower Ground Floor unit on Hampstead Road - use proposed from Class A1 to Class E (a) and (e), to enable a healthcare provider to occupy the unit and to also ensure that it can revert to retail use in the future (this will adjoin with the ground floor unit to enable the tenant to occupy both floors).

The Hampstead Road unit (over lower ground and ground floor levels) is proposed to be a Wellness Centre. This proposed use falls more specifically within Class E (e) – (provision of medical or health services). As noted above, we propose to restrict these units to Class E (a) and (e) to ensure that the use is controlled and to allow the Client flexibility to revert back to retail use Class E(a) in the future.

The Wellness Centre will have an active frontage providing a reception area onto Hampstead Road. Furthermore, our client is intending to include some restrictions within the tenant's lease to ensure that the active frontage is maintained e.g. preventing glazing being obscured.

The unit fronting Drummond Street is proposed to be flexible retail/café/restaurant. The current permitted use of this unit is a flexible B1/D1 to Class E (a) and (b). Again, the Class E use is proposed to be restricted to ensure the protection of retail use on the Site and to ensure that an active frontage is maintained along Drummond Street.

The proposals are not CIL liable as they do not create any gross internal uplift in floorspace, nor do they introduce new residential (Class C3) floorspace.

### **Planning Policy Context**

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("the Act") the proposals must be assessed against the "Development Plan" and other material considerations. In this case, the local development plan comprises, at a regional level, of the London Plan (March 2021), and at the local level, the Camden Local Plan (July 2017).

### **Planning Assessment**

The ground and lower ground floor units on Hampstead Road have permission to be retail use (Class A1), and the ground floor unit on Drummond Street has permission to be a flexible B1/D1 use, but the uses have not been implemented or commenced yet. However, the proposed uses are still acceptable for the reasons as set out below.

#### Land Use – Loss of retail (A1) floorspace to a change of use to Class E (a) and (e)

Local Plan Policy TC3 of the Local Plan, which was adopted in June 2017, sets out the Council's position in relation to shops outside of town centres. The policy states that **"the council will only grant planning permission for loss of a shop outside designated centres provided:**

- a) **alternative provision is available within 5-10 minutes' walking distance;**
- b) **there is clear evidence that the current use is not viable; and**
- c) **within the Central London Area, the development positively contributes to local character, function, viability and amenity".**

The current permitted use of the units fronting Hamstead Road (at lower ground floor and ground floor levels) are Retail A1. These units are proposed to be converted into Class E (a) and (e) for use as a Wellness Centre and potential retail use in the future. In this regard we consider that this policy is not applicable to

the proposal as there would be no loss of retail use/floorspace, but rather the proposal seeks to expand the retail use to include other uses within Class E to ensure the units have most chance of being occupied. On a without prejudice basis, parts a-c of Policy TC3 are addressed below.

It is proposed to provide retail floorspace under Class E (a) and (b) on the Site within the unit fronting Drummond Street. This re-provision is also proposed to be restricted to make sure the retail use (within Class E) is utilised. Additionally, given that the Site is located within Camden's Central London Area, it sits in close proximity to a number of central London shopping areas including Hamstead Road, Albany Street and Fitzrovia. These areas provide shopping facilities in London, thus sufficient additional provision is also available within 5-10 minutes' walk of the site.

To address part b, the Class A1 unit on Hampstead Road is currently unoccupied and it has been difficult to find suitable retail tenants in the current climate. A healthcare provider has expressed an interest to lease this unit. Unfortunately, the flexible B1/D1 units already on the Site are either already occupied (all those on the lower ground floor level) or too small (i.e. the flexible B1/D1 unit fronting Drummond Street on the ground floor level). It is therefore required that the use of the unit fronting Hamstead Road is expanded to allow for Class E (e) medical use, to ensure that the unit can be occupied as soon as possible.

With regards to part c of Policy TC3, the introduction of the proposed Class E (a) and (e) is considered to improve the local character, function and viability of the area. The proposed use will result in the occupation of the unit offering a medical wellness centre to cater for local workers and residents. The proposed use will also maintain an active frontage.

Policy C1 of the Local Plan promotes strong, vibrant and healthy communities through ensuring a high-quality environment with local services to support health, social and cultural wellbeing. Camden recognises the need for medical centres within Central London and supports the addition of these facilities. The proposed tenant wishes to provide a wellness centre, for local resident use. This additional use will help contribute to healthier communities and reduce health inequalities.

#### Land Use – Loss of flexible B1/D1 use to change of use to Class E (a) and (b)

The proposed use of the unit fronting Drummond Street is for a Class E (a) and (b) flexible retail/café/restaurant use from flexible B1/D1. There will be no loss of retail use as a result of the proposals. The proposed flexible retail/café/restaurant use will protect and enhance retail provision around Euston Station in accordance with Local Plan policies TC1 and TC2. The addition of this use will compliment the existing retail and restaurant/café uses within the Site (which front onto Drummond Street). Due to the limited number of restaurant/café uses in the surrounding area, the proposed use is not considered to have a detrimental impact on the vitality of the area or lead to an over concentration of food and drink uses.

Policy C2 Community facilities states to resist the loss of community facilities (which include health), unless a replacement facility can be provided. On the basis of a healthcare facility (now Class E (e)) being proposed in the Hamstead Road units (over the lower ground floor and ground floor levels) there will be no overall loss of such a facility.

The Euston Area Plan's vision is to rejuvenate the area 'as both a local hub of activity and a gateway to London'. The new active use will ensure this vision is met. In addition, once Crossrail is open at Euston, Drummond Street will be an important route between the station and Regent's Park (as stated in the Euston Area Plan), this use to flexible retail/café/restaurant will therefore enhance this part of the route whilst harnessing benefits to the local residents, businesses and tourists.

Additionally, an active frontage is proposed to be maintained for both units allowing the continuation of ground floor activation and public uses.

#### **Application Documentation**

In line with Camden's validation requirements, this application for planning permission has been submitted via the planning portal (ref. PP-11348097), along with the following documentation:

- This Covering Letter, prepared by Gerald Eve LLP;
- Completed application form and certificate information, prepared by Gerald Eve LLP;
- Completed CIL Form, prepared by Gerald Eve LLP;
- Site Location Plan - Ground Floor Demise (at 1:1250), prepared by Marks Barfield Architects;
- Site Location Plan - Lower Ground Floor Demise (at 1:1250), prepared by Marks Barfield Architects;  
and
- Existing and Proposed Plans, prepared by Marks Barfield Architects.

Our client will pay the requisite planning application fee of £494.20 (inc. planning portal fee), which will follow in due course.

We trust you have the necessary information required to validate this application and look forward to receiving confirmation of registration and subsequent validation in due course.

In the meantime, should you have any questions or concerns, please contact Nicola Miller (02073336344) or Esmee Bryson-Harris (07385933681) of this office.

Yours faithfully,



**Gerald Eve LLP**

Encls.