

**PLANNING APPLICATIONS COMMITTEE**  
**16 September 2004**

**Item No:**

| <b><u>UPRN</u></b>      | <b><u>APPLICATION NO.</u></b>                           | <b><u>DATE VALID</u></b> |
|-------------------------|---|--------------------------|
| 57/22/02505/045/000     | 04/P1295  | 14 June 2004             |
| <b>Address/Site</b>     | Office Building R/O 45 Evelyn Road, London, SW19        |                          |
| <b>(Ward)</b>           | Trinity   |                          |
| <b>Proposal:</b>        | Change of use from offices (B1 use) to clinic (D1 use). |                          |
| <b>Drawing Nos</b>      | DVB/1264/2, DVB/1264/3 and letter dated 18 August 2004. |                          |
| <b>Contact Officer:</b> | Richard Allen (8545 3621)                               |                          |

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**RECOMMENDATION**

**Permission GRANTED subject to conditions**

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**1. SITE AND SURROUNDINGS**

1.1 The application premises comprise a recently built part single/part two storey office building situated at the rear of 45 Evelyn Road. The property is currently vacant. The frontage building has recently been refurbished as a dwelling house. 5 new build houses are situated at the rear of the application premises.

**2. CURRENT PROPOSAL**

2.1 The current application seeks a change of use of the recently completed building from office use (Class B1) to a clinic (Class D1). The applicants are the Wimbledon Clinic of Natural Medicine. The Wimbledon Clinic of Natural Medicine currently operate from 1 Evelyn Road and it is proposed to relocate the clinic to the new build office accommodation.

2.2 The Director of the clinic has confirmed that they are not intending to expand their operation, and that the floor space is approximately the same as their existing premises. The parking facilities would remain the same as existing i.e. the use of meters in Ashley Road. It is not envisaged that there will be any increase in the number of car journeys as a result of the relocation of the clinic and at least 50% of clients use public transport. It is proposed that the clinic would operate the following surgery hours, Mondays to Fridays 9am to 6pm and on Saturdays between 10am and 12.30pm. The existing staff would be relocated, two full time and two part time members of staff. The clinic sees

approximately 15-18 patients per day. The applicants have also stated that they have operated from 1 Evelyn Road for 20 years without complaint.

- 2.3 There is parking for four cars in front of the premises. However, one space is allocated to the refurbished house at 45 Evelyn Road. Of the three remaining spaces one space would be designated as a disabled parking bay.

### 3. **PLANNING HISTORY**

- 3.1 The new build office building formed part of the redevelopment of the site (office and five two storey houses) for which planning permission was granted in November 2002. The development has recently been completed although the office building has not been occupied (LBM ref 02/P0576).

### 4. **CONSULTATION**

- 4.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 6 letters of objections and a petition of 20 signatures have been received. The grounds of objection are summarised below.

- The proposed change of use would result in more noise and disturbance to neighbouring gardens.
- The proposal would increase traffic.
- The proposal would increase pressure on on-street parking.
- A normal office use would have people coming in the mornings and leaving in the evenings. A clinic would have a continuous flow of visitors all day.
- A clinic should be a in a town centre location not a residential area.
- Other issues raised concern non planning matters.

- 4.2 Transport Planning have no objections to the proposed change of use. However, it is recommended that two of the five parking spaces be reserved for disabled use. The applicant has however confirmed that there are only four parking spaces in front of the building.

### 5. **POLICY CONTEXT**

- 5.1 The relevant policies contained in the Adopted Unitary Development Plan (October 2003) are E.1 (General Employment Policy), C.9 (Provision of Healthcare Facilities), E.6 (Loss of Employment Land outside Designated Industrial Areas), PK.2 and PK.3 (Parking).

### 6. **PLANNING CONSIDERATIONS**

- 6.1 The principle planning considerations concern the principle of the change of use and neighbour amenity issues.
- 6.2 The proposal involves a change of use of new build office building to a clinic (use Class D1). Whilst the proposal would result in the loss of employment

floorspace, the proposal would provide a healthcare use that is a change of use permitted by Policy E.6. The applicants are the Wimbledon Clinic of Natural Medicine who currently operate in premises nearby. The applicants have confirmed that they are relocating their existing staff which No.2 full time and 2 part time staff members. The surgery hours of 9am to 6pm Mondays to Fridays and 10am to 12.30pm on Saturdays are unlikely to give rise to loss of neighbour amenity given that the relative use or number of patients seen each day (5-18 patients).

- 6.3 The objectors concerns regarding parking issues are noted. However, the existing clinic has operated from 1 Evelyn Road from over 20 years without complaint, and it is estimated that at least 50% of patients arrive by public transport. Given the fact that three off street parking spaces are provided for the clinic staff and visitors it is not envisaged that the proposal would have any significant effect on on-street parking in the vicinity of the application site.

## 7. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 7.1 A sustainability index score is not required for this minor development.
- 7.2 The proposal does not constitute Schedule 1 or Schedule 2 developments. Accordingly there are no requirements in terms of an EIA submission.

## 8. **CONCLUSION**

- 8.1 In conclusion it is considered that the proposal would not have an adverse effect upon neighbour amenity and would provide modern accommodation for an existing healthcare facility that is operated within the Borough for over 20 years. However, it is recommended that a condition be imposed on any grant of planning permission restricting the use to a clinic use only and for no other purposes within Class D1 of the Use Classes Order.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Subject to the following conditions:-

1. Commencement of Development (Full Application).
2. The premises shall be used for a natural medicine clinic and for no other purposes (including any other purposes in Class D1 of the schedule to the Town & Country Planning (Use Classes) Order 1987 (As Amended), or any statutory instrument revoking or re-enacting that Order with or without modification.

Reason for Condition

In order to properly assess the impact of other uses within Class D1 of the Town & Country Planning (Use Classes) Order 1987 (As Amended) and to protect neighbour amenity by ensuring that other uses which could result in a loss of amenity do not occur without the prior approval of the Local Planning Authority.

3. D.1 Provision of Parking (DVB1264/3)

Reason for Approval

This determination has been made having regard to reasons given in the officer's report and policies contained in the Council's adopted Unitary Development Plan (October 2003) so far as material to the proposals which are the subject of this approval. The policies listed below were relevant in the determination of this proposal. For further details of these policies, please refer to the Adopted UDP and Case Officer report:

E.1 (General Employment Policy)

C.9 (Provision of Healthcare Facilities)

E.6 (Loss of Employment Land Outside Designated Industrial Areas)

PK.2 and PK.3 (Parking).