

1. **Application No : 09/03107/FULL2** **Ward :
Bromley Town**

**Address : Unit 5 Archers Court 48 Masons Hill Conservation Area:NO
Bromley BR2 9JG**

OS Grid E: 541022 N: 168181

Ref:

Applicant : The Harley Medical Group

Objections : NO

Description of Development:

Change of use of unit 5 from office (Class B1) to (Class B) office and (Class D1) non residential institution, air conditioning unit on rear elevation.

Proposal

The application site is situated at the junction of Masons Hill and Hayes Lane Bromley and comprises of a three storey office development with car park at rear with access from Fletchers Close.

The proposal is for the change of use unit 5 from office (Class B1) to (Class B1) office and (Class D1) non residential institution, for the Harley Medical Group specialists in cosmetic surgery.

The application building unit 3; is now proposed to be used as a consultation service for cosmetic surgery procedures however surgical operations will be carried out away from the premises in specialist clinics and clients will return to the application premises for post-operative checks. Non-surgical procedures will be carried out on the premises principally Botox, laser hair and thread vein removal, etc.

The use of the accommodation will be for consulting rooms and administrative functions.

Initially 3 full time staff increasing to 6 full time staff this will be administrative staff and full-time consultants. Surgeons will visit the premises to undertake pre and post operative checks, but are not based at the property. This is likely to be a lower employment level than could be expected from a D1 office activity.

Visitors will arrive by appointment, it is anticipated there will be between 20 and 25 clients a day.

The clinic will be used from 9.30am to 8.00pm Monday to Saturday and 11am to 5pm on Sundays.

There six designated car parking spaces within the car park at the rear of the property with access from Fletchers Close.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Transport for London has no objections to the change of use of the premises.

From a Highways point of view the area is located within the Controlled Parking Zone and the PTAL rate is high in addition six car parking spaces would be provided; therefore on balance there are no objections to the application.

From an Environmental point of view there are no objections to the proposal.

From a Planning Policy point of view, the following points were raised:

- Policy EMP3: the conversion of offices for other uses will be permitted only where it can be demonstrated that there is no local shortage of office floor space and that there is no loss of employment resulting from the proposal
- Whilst there is no loss of employment as the premises are vacant: the marketing supplied appears relatively weak – rent higher than average - and no use of the councils Commercial Property Database.
- The recently produced “Economic Development and Employment Land Study” (Grimley report) emphasises the importance of protecting employment activity in the Homesdale Road area – specifically office related

Planning Considerations

The application falls to be determined in accordance with Policies BE1 Design of new development, EMP3 Conversion of offices for other uses, T2 Assessment of transport effects and T3 Parking

Planning History

Archers Court comprises of 9 Units, planning permission was granted for a three storey office building with 50 car parking spaces in 1988

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The Grimley Report emphasises the importance of protecting employment activity in the Homesdale Road area – specifically office related:

Homesdale Road

8.27 The employment activities on Homesdale Road, being predominantly office related, cover an area of circa 3.2 hectares. There are a significant number of vacant premises on the site which offer the potential for reoccupation. The buildings date from between the 1970s and 1990s and are observed to be a good quality from external observation, set in a good quality environment.

8.28 The site has very good access to amenities and good public transport provision. There is the identified need for additional parking provision at the site to support the potential quantum of office-related activities that could come forwards on the site.

8.29 The level of vacancy within the existing stock on the site suggests that there may be issues with the internal specification of the premises relative to occupier requirements as this site is generally observed to be a good quality business location. Planning policy should look to protect employment activity on the site – specifically office related.

8.30 It is recognised that there are existing, extant residential planning permissions within this area. The Council should look to resist granting such permissions in the future to protect the site for potential office development. Should the extant residential permissions (such as that on Garrard House) not be implemented within the appropriate timescales, the Council should revert to promoting this as an employment location.

The applicants have agreed to accept a condition requiring the use to revert back to offices should the proposed use cease. Members may consider that if this application is acceptable an appropriately worded condition would be required to ensure that the use would revert to office use.

On balance, it may be appropriate to grant permission to the proposed use subject to such a condition. A permission on this basis would enable this currently vacant unit to provide commercial activity and employment, whilst maintaining its long term office potential.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/03107, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |

- 3 ACH30 Travel Plan
 ACH30R Reason H30
- 4 The use shall not operate before 09.30am and after 8.00pm on Monday to Saturday and note before 11am and after 5pm on Sundays. The use shall not operate on Christmas Day or Good Friday
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of the surrounding area.
- 5 The premises shall only be used for mixed Class B1 (offices) and Class D1 (Non residential use) of the Schedule to the Town and Country (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enhancing that Order with or without modification), and should this use hereby approved cease it shall revert to Class B1 offices.
- Reason:** In order to comply with Policy EMP3 of the Unitary Development Plan.
- 6 AJ02B Justification UNIQUE reason OTHER apps

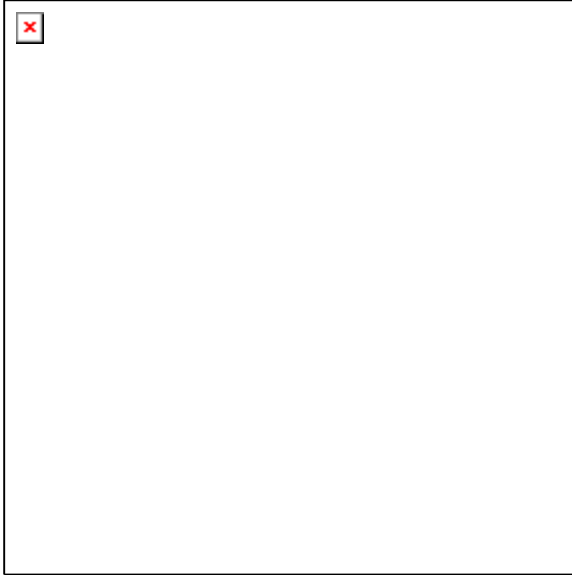
Policies (UDP)

- BE1 Design of new development
EMP3 Conversion of offices for other uses
T2 Assessment of transport effects
T3 Parking

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