

<b>Delegated Report</b>		<b>Expiry Date:</b>	09/01/2014	<b>Officer:</b>	David Peres Da Costa
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
97 Kilburn High Road London, NW6 6JE		2013/8195/P			
<b>Proposal(s)</b>					
Observation to adjoining borough of Brent for the change of use from retail (Use Class A1) to betting shop (Use Class A2)					
<b>Recommendation(s):</b>	<b>Object</b>				
<b>Application Type:</b>	Observations to adjoining borough				
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>	<b>Date posted</b>	<b>21 days elapsed</b>	
<b>Press notice</b>	n/a		<b>Site notice</b>	n/a	
<b>Date sent</b>		<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
<b>Adjoining Occupier letters</b>	n/a				
<b>Consultation responses (including CAACs):</b>	No responses received.				
<b>Site Description</b>					
The site is a terrace property on the west side of Kilburn High Road (close to the junction with Brondesbury Road). The site falls with the London Borough of Brent. The opposite side of the road is designated falls within a designated town centre (Kilburn)					
<b>Relevant History</b>					
No relevant history					

## Assessment

**Proposal:** Change of use of ground floor retail shop (Class A1) to betting shop (Class A2)

### Assessment:

Although town centres can be an appropriate location for betting shops, their presence is associated with a range of negative impacts. Betting shops can have a harmful impact on community safety and the fear of crime. Betting shops can also have a harmful impact on resident's health and well-being when they lead to increase levels of indebtedness.

While it is acknowledged there the proposed change of use would not lead to an over-concentration of betting shops in the vicinity, harm to the community (as set out above) may still result. The proposed change of use of the retail unit to a betting shop would therefore be contrary to the NPPF.

**Recommendation:** Object