

LDC (Proposed) Report		Application number	2013/5903/P
Officer		Expiry date	
Carlos Martin		13/11/2013	
Application Address		Authorised Officer Signature	
2nd Floor 6A Hampstead High Street London NW3 1PR			
Conservation Area		Article 4	
Proposal			
Use of premises as bank office (Class B1A)			
Recommendation:		Grant	

The application site is located the north side of Hampstead High Street. The application relates to the second floor premises of a three-storey terrace building with retail use on the ground floor. The building is not listed and is located in the Hampstead Conservation Area.

The second floor premises are in Class B1 use, having been granted such use on 17/11/1977 (ref 25300). The application seeks to establish that the proposed used of the premises as a bank office fall within the existing lawful use such that planning permission would not be required for a change of use.

The layout of the office consists mainly of general staff office space, a storeroom, a server room, a staff kitchen, two small meeting rooms and a small entrance lobby. The branch would not be open to visiting members of the public, but meeting rooms would be available to discuss business with existing clients or prospective clients, subject to prior appointment. Access would be via a secure entry system only.

Although high street bank branches are generally considered to be a Class A2 use, in this case, the offices are at second floor level and would not be open to members of the public without prior appointment. Therefore, it is considered that the proposed used, as described by the applicant would be a B1 use.