

Delegated Report		Analysis sheet		Expiry Date:		25/01/2013	
		N/A		Consultation Expiry Date:		02/01/2013	
Officer				Application Number(s)			
Craig Raybould				2012/6414/P			
Application Address				Drawing Numbers			
7 Adelaide Road London NW3 3QE				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use from hairdresser's salon (Class A1) to dental surgery (Class D1).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	62	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses have been received.					
CAAC/Local groups		N/A					

Site Description

The application site comprises the ground and first floor of a three storey terrace building located on Adelaide Road, close to its junction with Chalk Farm Road. The property is currently in use as a hair-dresser's salon (Class A1). The building consists of a channelled stucco finish at ground floor level, London Stock brick at first floor level with a slate tiled mansard roof above.

The site is located within the Chalk Farm Neighbourhood Centre.

Relevant History

No relevant history

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS7 (Promoting Camden's centres and shops)
CS10 (Supporting community facilities and services)

Development Policies

DP10 (Helping and promoting small and independent shops)
DP15 (Community and leisure uses)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of parking)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG5 – Town Centres, Retail and Employment
CPG6 – Amenity

The London Plan (2011)

NPPF (2012)

Assessment

1. Proposals

1.1 The application proposes a material change of use of the ground and first floor (totalling 67sqm in floor area) from a hair-dresser's salon (Class A1) to use as a Dental Surgery (Class D1). The key planning considerations associated with the proposals are:

- The loss of a retail unit (Class A1) to use as a dental surgery (Class D1);
- Amenity;
- Highways.

2. Analysis

Loss of retail unit (Class A1) to use as a dental surgery (Class D1)

2.1 Policy CS7 seeks to promote successful and vibrant neighbourhood centres through resisting the loss of retail units where this would cause harm to the character and function of the respective centre. This is supported by policy DP10 which seeks to protect shop premises suitable for small and independent businesses.

2.2 CPG5 provides further guidance on how to assess the impact that the loss of a retail unit may have on a neighbourhood centre. It states that proposals which result in less than 50% or more of the ground floor of a frontage being in non-retail use, or 3 consecutive non-retail uses, should be resisted.

2.3 The Chalk Farm Neighbourhood Centre consists of the following uses:

Site	Occupant	Use Class
157 Regent's Park Road	Domino's Pizza	Class A5
1 Adelaide Road	Feng Sushi	Class A3
3 Adelaide Road	'Connect Hair Systems' (Hair Extension Manufacturer and Supplier)	Sui-Generis
5 Adelaide Road	'Connect Hair Systems' (Hair Extension Salon)	Class A1
7 Adelaide Road	Vacant Previous use – Hair Salon Proposed use – Dental Surgery	Class A1 Class D1
9 Adelaide Road	'Connect Hair Systems' Hair Extension training academy	Class D1
11 Adelaide Road	'VIDA' Hair Salon	Class A1
13 Adelaide Road	'Chase Apartments' Estate Agent	Class A2
1 Chalk Farm Parade	'Williams Lewis & Co' Estate Agents	Class A2
2 Chalk Farm Parade	Vacant shop premises	A1
3 Chalk Farm Parade	Pharmacy	A1

4 Chalk Farm Parade	American Dry Cleaning Company	A1
5 Chalk Farm Parade	'Grape Sense' wine merchant	A1
6 Chalk Farm Parade	News & Food	A1

2.4 The existing frontage consists of 14 planning units, 8 of which are in retail use (57%). The proposed change of use of the existing retail unit at no. 7 Adelaide Road would result in the retail provision of the neighbourhood centre being reduced to 50%. The loss of the retail unit would not result in 3 or more consecutive non-retail units as the site is flanked by retail units at nos. 5 and no. 11 Adelaide Road. The proposals therefore accord with the tests set out by CPG5.

2.5 As the overall aim of policies CS7 and DP10 is to promote successful and vibrant centres, regard must also be had to the proposed replacement use, which in this case is a dental surgery (Class D1).

2.6 Para 3.59 of CPG5 lists 'dentists' as a complimentary use which contributes to the character and function of Neighbourhood Centres. What is more, policies CS10 and DP15 seek to provide a range of community facilities in order to meet the needs of the Borough's growing population.

2.7 Weighing up these policy considerations, the loss of the existing retail unit would have no detrimental affect on the character and function of the Neighbourhood Centre, particularly having regard to its proximity to Camden Town Centre (which it directly adjoins to the south) which provides extensive retail provision. What is more, the provision of a dental surgery would contribute towards meeting the needs of the Borough's population and would maintain the character and function of the Neighbourhood Centre. This accords with policies CS7, CS10, DP10 and DP15.

Amenity

2.8 Policies CS5 and DP26 seek to protect the amenity of the Borough's residents from the harmful affects of new development. The application site does not adjoin any residential premises and the proposed use is not considered to give rise to any harmful affects in respect of noise, disturbance, fumes or privacy. This complies with policies CS5 and DP26.

Highways

2.9 Policies DP16, DP17 and DP18 promote walking, cycling and sustainable means of transport and seek to limit the availability of parking throughout the Borough. The application site has a PTAL of 6a ("excellent") and is located directly opposite Chalk Farm London Underground Station and bus routes on Chalk Farm Road and Adelaide Road. The proposals do not include any on or off street parking and will not have any adverse impact on the highways network. No car or cycle parking is required for a unit of this size.

3. Recommendation: Grant planning permission.

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