

Delegated Report		Analysis sheet		Expiry Date:		17/05/2010	
		N/A		Consultation Expiry Date:		27/04/2010	
Officer				Application Number(s)			
Eimear Heavey				2010/1549/P			
Application Address				Drawing Numbers			
Ground floor 59 Camden High Street London, NW1 7JL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use at ground floor level from retail shop (Class A1 use) to mixed A1/D1 (alternative health and beauty treatments).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 06/04/2010 until 27/04/2010. Adjoining occupiers/owners No reply received					
CAAC/Local groups comments:		Camden Town CAAC No objection (email dated 06/05/2010). Local Groups No reply received					
Site Description							
The application site comprises an existing mid-terraced property situated on southern side of Camden High Street, close to its junction with Miller St. The property is 3-storeys high, is not listed but is located within Camden Town Conservation Area and is also located within Camden Town Centre. This application relates to the ground floor which is currently occupied as A1 retail.							
Relevant History							
None relevant.							
Relevant policies							
Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement Unitary Development Plan 2006							
<ul style="list-style-type: none"> SD1 Quality of Life SD6 Amenity for Occupiers & Neighbours R7 Protection of shopping frontages and local shops C1 New community uses 							

- T9 Impact of parking

Camden Planning Guidance 2006

Camden Town Conservation Area Appraisal and Management Strategy

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP30 - Shopfronts

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Proposal

Planning permission is sought for the change of use at ground floor level from retail shop (Class A1 use) to mixed A1/D1 (alternative health and beauty treatments).

Main Planning Considerations

- Acceptability of the change of use;
- Impact of the proposal on the original building and on the surrounding area;
- Impact of the proposal on neighbour amenity; and
- Transport issues

Change of use

Policy R7 has a general presumption against the net loss of shopping floorspace within designated centres, and will only grant permission for development that it considers will not cause harm to the character, function, vitality and viability of the centre. It is noted that the unit is approximately 84sqm and is currently occupied by a discount clothes retailer. Given that the application site is located within Camden town centre, it is imperative that both an active shopfront and an element of A1 retail are retained.

In this instance it is proposed to use approximately 42.5sqm of the unit (towards the front) as a shop selling alternative and complementary medicines, whilst the remainder of the unit to the rear will be split into treatment rooms to be used for alternative health treatments such as reflexology and therapeutic massage. A staff room and shower room will also be incorporated into the new design of the ground floor unit.

Given that approximately half of the unit would be retained in A1 retail use and an active shopfront would continue to contribute to a lively street frontage, the proposed change of use of the unit to mixed A1/D1 use is not considered to impact adversely on the character of the town centre. Although not a traditional town centre use, it is considered that the provision of alternative health and beauty treatments along with a shop at ground floor level of this unit is similar to the services of a beauty salon in that it will allow for both passing trade and trade from those who have made appointments in advance. In light of this, it is considered that a mix of A1/D1 will not detrimentally affect the vitality or viability of the town centre. Consequently, a change of use of the ground floor unit to mixed A1/D1 is considered to be acceptable. However, this should be conditioned in order to ensure that the unit is laid out as shown on the drawings i.e. with the retail element of the use on the frontage.

New community uses

With regards a new community use, UDP Policy C1 also needs to be considered, this Policy states that that the Council will support an increase in provision of health care facilities. Although there is no mention of alternative health care uses in the justification for this policy, many people do prefer to use alternative medicines and treatments as opposed to traditional health centres and as such the proposal is considered to fall into this category. The application site is located within an existing town centre, which can be accessed by various means of transport and therefore the proposal is considered to be acceptable in the context of Policy C1.

Design Issues

There are no external alterations proposed and therefore the proposal will not result in an adverse impact on the original building. Internally it is proposed to install a shower room at ground floor level along with dividing up the rear of the unit into treatment rooms.

Amenity Issues

There are no external changes proposed for the property and therefore the proposal will not result in a loss of privacy or loss of sunlight/daylight to neighbouring properties. The nature of this use does not raise any issues of noise and disturbance for neighbours, and it is not therefore considered necessary to condition the hours of operation. However, other uses within the D1 Use Class could have significantly different impacts in amenity terms from health services, and it is therefore considered to be both necessary and appropriate to exercise control over this by condition. Subject to the imposition of such a condition, the proposed change of use is consistent with the requirements of Policy SD6 of the UDP (2006).

Transport Issues

The application site is located along a red route and no parking or stopping is allowed outside the shop unit. The unit can be easily accessed via public transport and the site is identified as having a PTAL level of 6a (excellent). Therefore access to the proposed facility will be in accordance with Policy T9 of the UDP (2006).

Conclusion

The proposed change of use of basement and ground floor levels is considered to be in accordance with the relevant policies of the UDP, namely R7, C1, SD6 and T9.

Recommendation: Grant conditional planning permission.

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