

DISCLAIMER

Decision route to be decided by nominated members on Monday 08th March 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Member's Briefing		Analysis sheet		Expiry Date:	09/03/2010
		N/A / attached		Consultation Expiry Date:	10/03/2010
Officer			Application Number(s)		
Rob Tulloch			2010/0039/P		
Application Address			Drawing Numbers		
Ground Floor 120 Fortune Green Road London NW6			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of ground floor from estate agents (class A2) to use as alternative health clinic (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	04	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p><u>Objection -14 Weech Road</u></p> <ul style="list-style-type: none"> The proposal will put more pressure on parking in the area. Unspecified hours of operation will harm the amenity of neighbours in the evenings. <p><u>Officer's response</u></p> <ul style="list-style-type: none"> The application site has five off-street parking spaces and Weech Road is a Controlled Parking Zone Mon-Fri 8.30am – 6.30pm. The modest size of the proposed business is not considered to generate significantly more vehicular trips than the existing use. The nature of the business is considered acceptable in a residential area. Furthermore, the proposed hours of operation are 9am – 6pm weekdays and 10am - 6pm on Saturdays so there should not be any noise problems in the evenings. 					
CAAC/Local groups* comments: *Please Specify	None notified					

Site Description

The site is a two storey property on the corner of Fortune Green Road and Weech Road. It does not lie within a conservation area and is just to the north of the Fortune Green Neighbourhood Centre. The current use of the ground floor is as an estate agents (Class A2) with a residential unit (Class C3) above.

Relevant History

9200497 The change of use of the ground floor premises from Class A2 to a doctor's surgery within Class D1 of the 1987 Use Classes Order. Granted 16/07/1992

8905673 The continued use of the ground floor premises for any use within Class A2 of the Town and Country (Use Classes) Order 1987. Granted 06/12/1989

E4/12/8/31441 Alterations to the existing first floor offices to provide an internal staircase and improved accommodation internally. Refused 13/01/1981

E4/12/8/25968 Alterations and additions to extend ground floor offices and first floor residential accommodation. Granted 25/05/1978

E4/12/8/14786 Alterations and additions to 120 Fortune Green Road, N.W.6. to provide ground floor offices and first floor residential accommodation. Granted 24/01/1973

E4/12/8/13719 The change of use of the ground floor of 120 Fortune Green Road, N.W.6. as offices and alterations in connection with this use. Granted 21/08/1972

E4/12/8/12526 The use of No 120 Fortune Green Road N.W.6. as offices. Refused 02/03/1972

Relevant policies

Camden Replacement Unitary Development Plan 2006

T9 Impact of parking

R6 Other town centre uses

C1 New community uses

Assessment

The site is a two storey property on the corner of Fortune Green Road and Weech Road. It does not lie within a conservation area and is just to the north of the Fortune Green Neighbourhood Centre. The current use of the ground floor is as an estate agents (Class A2) with a residential unit (Class C3) above.

The proposal is for a change of use of the ground floor (approximately 70m²) from an estate agents (Class A2) to an alternative health clinic (Class D1). The services provided would include naturopathy, nutrition advice, osteopathy and psychotherapy. The main issue for consideration is the suitability of the location for D1 use.

Unlike certain other use classes, class A2 is not specifically protected by policy, particularly where it is outside of any designated centre. Therefore there is no objection to the loss of A2.

Policy R6 (Other town centre uses) states that other town centre uses (outside Classes A1, A2, A3, A4, A5, B1a or D2), such as a D1 use, can be acceptable as long as they do not cause harm to the character, amenity, function, vitality and viability of an area.

Policy C1 (New community uses) welcomes new facilities that do not have a harmful effect on local amenity, the environment and transport in line with policy SD6 (Amenity for occupiers and neighbours). It also states that small health facilities, such as alternative health practitioners, will generate limited numbers of visitors and it is acceptable that these are located within residential areas.

The site is on the corner of Fortune Green Road and Weech Road. The Fortune Green Road Neighbourhood Centre extends to no. 118 Fortune Green Road and is separated from the application site by a block of flats, Weech Hall, and Weech Road.

The proposal is to operate from 9-6pm on weekdays, and 10-6pm on Saturdays with an estimated 20-25 clients on a busy day. The nature of the business and hours of operation are not considered to harm the amenity of any adjoining occupiers.

The site is on a bus route and is approximately 100 metres from Finchley Road. It is not considered that the proposed change of use would result in a significant increase in the number of vehicular trips when compared to the existing use. The proposal includes four treatment rooms, and there are currently five off street parking spaces around the site which should be sufficient to accommodate the patients who wish to drive, of which not all will necessarily do so. Weech Road is identified as suffering from parking stress and is a Controlled Parking Zone from Monday to Friday, so any illegal parking would be enforced by a warden, and there is also Pay and Display parking on Fortune Green Road itself.

Recommendation

Grant Planning Permission

