

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/01/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/12/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/5001/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
112 Mill Lane London NW6 1XQ				See Decsion Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Change of use from retail (Class A1) to an office (Class A2) at basement and ground floor levels.							
<b>Recommendation(s):</b>		<b>Grant Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from the 11/11/09 until the 02/12/09. No response to date					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No responses to date					

## Site Description

The application relates to a 3-storey mid-terrace property on the south side of Mill Lane in Kilburn Neighbourhood Renewal Area. The application site forms part of shopping parade in this Neighbourhood Centre. The adjoining properties generally have retail uses on their ground floor levels and residential use on the upper floor levels.

The site is not in a Conservation Area, and the existing building is not listed.

## Relevant History

### Application Property:

**8601481** – Planning permission was granted on 09-10-1986 for use as National Health Service surgery accommodation for general medical practice purposes. This planning permission was personal to Dr. Osrin and Partners during their occupation. It was conditioned that "on their vacating of the premises the use shall revert to the lawful use for retail on the ground floor and residential on the 1<sup>st</sup> and 2<sup>nd</sup> floors".

**9005404** – Planning permission was granted on 07-11-1990 for the erection of a single storey rear extension to provide ancillary storage in connection with the existing NHS medical centre.

**2008/2068/P** – Planning application for erection of mansard with railings on roof to facilitate its use as a terrace, excavation to create enlarged basement and front lightwell enclosed by railings, installation of door and railings at rear second floor level in connection with the creation of a roof terrace and alterations to shopfront all in connection with use of basement and (part) ground floor as retail (Class A1), (part) ground, first and second floor as residential (1x studio, 1 x 1-bedroom and 1 x 2-bedroom) flats was *withdrawn* on 22/07/2008.

**2008/4232/P**- Planning permission was granted for the change of use from Doctor Surgery (Class D1) to retail (Class A1) at basement, and part ground and first floor, and at part ground, first and second floor to 3x flats (Class C3) (1x studio, 1x 1-bedroom and 1x 2-bedroom); including excavation to create enlarged basement and front lightwell enclosed by railings, and alterations to shop front; and erection of mansard roof extension.

## Relevant policies

### **London Borough of Camden Replacement Unitary Development Plan 2006**

E2 – Retention of Existing Business Uses

R7 – Protection of shopping frontages and local shops

SD6 – Neighbourhood Amenity

Camden Planning Guidance

## Assessment

The application is for the conversion of a vacant A1 retail unit to an A2 charitable organisation.

### Main Considerations

- Land use
- Impact on host building
- Neighbourhood Amenity

### Land use

In normal circumstances, proposals that involved the loss of retail floorspace in designated centres would be resisted. However, A2 uses are considered to contribute to the character, function, vitality and viability of the area and will provide an active frontage, which are able to attract visiting members of the public.

The building currently has a lawful A1 use, the property had been vacant for some time, and had previously been occupied by a doctor's surgery (technically a D1 use). The applicants have indicated that the proposed office use will be occupied by 'Best Beginnings', a charitable organisation that works alongside the PCT and Department of Health to provide support services for young mothers. There is some element of a service use – namely that young parents visit the premises to get advice and support. Indeed, the details submitted by the applicants include a photograph of the current premises nearby, which shows an active shopfront which encourages visitors. It can be argued that a charitable organisation providing a 'drop-in' service to parents, supported by the PCT and Department of Health, would not have a harmful impact on the area.

The applicants have submitted a large amount of evidence of how the property has been marketed over the last 9 months. This information proves that attempts have been made to let the premises as an A1.

It is considered in these circumstances that there are valid reasons why the proposals should be considered acceptable, namely the vacancy of the existing unit, and the role the use will play within the community. It is considered that a straight change of use to an A2 would not be appropriate, and that the permission be confined to the A2 use proposed, meaning that other uses within the A2 use class cannot take over the premises when the current applicants vacate the premises.

### Impact on the host building:

Due to the fact that there are no external alterations proposed, it is considered that the impact on the host building will not be of any significance, thereby complying with the relevant planning guidance and policies.

### Neighbourhood Amenity

The change of use to an office is not considered to have a significantly greater impact on the neighbouring amenity than a retail unit. The hours are likely to be mainly daytime and it is not considered necessary to condition the times of use.

### Recommendation Grant Permission

### **Disclaimer**

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