

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/02/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		29/02/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Joe Purcell				2007/5719/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
45-46 Chalk Farm Road London NW1 8AJ				Refer to draft decision 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 of lower ground, ground and first floors from retail (Class A1) to a restaurant (Class A3).							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed 08/02/2008 expiring 29/02/2008. No objections received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site is located on the northern side of Chalk Farm Road and consists of two A1 units that have been converted into one and is currently vacant. Residential units are located above at the rear of the units. The site is not located within a conservation area.

## Relevant History

**2007/3512/P** Change of use of lower ground, ground and first floors from retail (Class A1) to a drinking establishment (Class A4).

*Refused 03/01/2008*

**PE9900164** Change of use from office, storage and retail to retail and tele-sales offices; new shopfront and rear extension

*Granted 18/10/1999*

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Replacement UDP 2006

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

R2 General impact of retail and entertainment uses

R3 Assessment of food and drink uses and licensed entertainment

R7 Protection of shopping frontages and local shops

Food, Drink and Entertainment in Camden Town (2003)

## Assessment

**Proposal:** The change of use from vacant retail (A1) units to a restaurant (A3)

**Assessment:** The two main issues with regard to this application is the land use and amenity.

The application is solely based on the change of use from an A1 unit to an A3 unit; If a favourable decision is achieved informatives would be added to the decision notice stating that a liquor license would be required and advertisement consent would be required for new fascia/box signs.

Guidance in the 2003 'Food, Drink and Entertainment in Camden Town states that this part of Chalk Farm Road is a 'mixed frontage' where up to 30% of a frontage may be in food, drink and entertainment uses so that the character, amenity, function, vitality and viability is retained. At present the frontage consists of 12 units of which 59% are retail (A1) and 26% are food, drink and entertainment uses. The proposal would reduce the retail to 42% of the frontage and increasing the food, drink and entertainment uses to 42% of the frontage, well above the allowed 30%. The proposed change of use would leave just 5 A1 units in the frontage, one of which is a sandwich bar. With drinking establishments either end of the shopping frontage and 42% of the frontage being food or drink units the Local Planning Authority consider the change of use from retail units would fail to preserve the function, vitality and viability of the shopping frontage and fail to comply with policies R2 and R7 of the Camden UDP.

With regards to amenity in the area there late night entertainment at the Barfly Venue almost adjacent at No. 49 Chalk Farm Road open until at least 3am on weekends, another pub in the parade at No.43 and another in close vicinity at No.36 both with late licenses and residential premises at 36-37, 38, 39, 43 as well as the residential above the premises it is considered that another late night drinking establishment in such close vicinity to those already in existence would have a further detrimental affect on the amenity of surrounding occupiers and fail to comply with SD6 of the Camden UDP.

**Conclusion:** The change of use from an A1 to A3 unit would have a detrimental impact on the vitality and viability of the shopping frontage with a too higher concentration of food, drink and entertainment establishments, contrary to policies R2 and R7 of the Camden UDP. Due to the number of late night drinking and eating establishments in close proximity to the proposed site the extra late night eating establishment would have a further detrimental impact on the occupiers of the surrounding properties, contrary to policy SD6 of the Camden UDP.

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