

Delegated Report		Analysis sheet	Expiry Date:	08/05/2014
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Mandeep Chagger			2014/1796/P	
Application Address			Drawing Numbers	
Stephies Dry Cleaner 52 Phoenix Road London NW1 1ES				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use from retail (Class A1) to dual retail (Class A1) and acupuncture clinic (Class D1) at ground floor level.				
Recommendation(s):	Granted			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	45	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was erected on the 24/03/2014.</p> <p>No comments received.</p>					
CAAC/Local groups* comments: *Please Specify	No CAAC or statutory local groups.					

Site Description

The site is located on the south side of Phoenix Road. It comprises a two storey building with rooms in the roofspace. The ground floor is A1 use and the upper floors comprise residential flats. At present the ground floor retail unit is vacant.

The site is Grade II listed and is outside the area for Central London Frontages.

Relevant History

There is no relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

- 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
- 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
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG5 – Town Centres, Retail and Employment

CPG6 – Amenity

NPPF

Assessment

Proposal:

Permission is sought for the change of use of the ground floor from a retail unit (Class A1) to a Acupuncture Clinic with ancillary retail use.

Assessment:

Change of use

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.

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.

The site is part of a frontage of 9 units, 4 of which are in A1 Retail Use. The proposal would result in 4 units being A1 Retail. The proposal would not result in more than 3 consecutive units being in non-retail use.

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 an Acupuncture Clinic (Class D1) with ancillary retail (Class A1).

Para 3.59 of CPG5 lists 'dentists' and 'doctors' 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 and the improvement of health facilities is welcomed.

Due to the nature of the business, the open plan floorspace allows for selling as well as treatment where appropriate for clients. The applicant has confirmed the A1 use and D1 use will be a fairly equal usage of the space.

As such, the loss of the existing retail unit would have no detrimental affect on the character and function of the area, particularly having regard to its proximity to a range of other shops and would maintain the character and function of the Neighbourhood Centre. This accords with policies CS7, CS10, DP10 and DP15.

Design

There would be no alterations to the front of the property, although it is expected a new fascia sign will need to be installed to advertise the acupuncture clinic – and informative will be added to remind the applicant that Advertisement Consent may be required for this.

Internal alterations would be minimal and considered to be acceptable in design terms and would not harm the Grade II listed building.

Amenity

Policies CS5 and DP26 seek to protect the amenity of the Borough's residents from the harmful effects of new development. The application is considered not to give rise to any harmful effects in respect of noise, disturbance, traffic generation, fumes or privacy above what would be expected for an A1 Use. This complies with policies CS5 and DP26.

Highways

The proposals do not include any on or off street parking and will not have any adverse impact on the highway network. The use is for an acupuncture clinic with ancillary retail use and is easily accessible by public transport. No car or cycle parking is required for a unit of this size.

Recommendation: Grant Planning Permission