

Delegated Report	Application Address		Expiry Date:		15/07/2014	
	270B Belsize Road London NW6 4BT		Consultation Expiry Date:		11/06/2014	
Officer			Application Number(s)			
Sam Watts			2014/2479/P			
Proposal(s)						
Change of use from shop (Class A1) to osteopaths (Class D1) [Retrospective].						
Recommendation(s):		Grant conditional planning permission.				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	96	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		No response received.				
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A.				
Site Description						
The site consists of a ground floor unit located in a two storey terraced dwelling with habitable roofspace located on the north side of Belsize Road. The site is not located in a conservation area nor is it listed. The site is however, located in the Kilburn Town Centre Development Area, but is not noted as a core or secondary frontage.						
Relevant History						
None.						
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)						

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP16 (The transport implications of development)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance:

CPG5 (Town centres, retail and employment)

CPG6 (Amenity)

National Planning Policy Framework 2012

The London Plan 2011

Assessment

Proposal – Retrospective planning permission is sought to change the use of the ground floor of the existing vacant shop (Class A1) to an Osteopaths (Class D1). There are no external alterations proposed.

Land use:

Policy CS10 states that the Council will seek to ensure that a wide range of services to meet community needs are provided in the borough, including health. Facilities with a local catchment should be located close to the community they serve and be easily accessible by public transport. Sites within predominantly residential areas may be considered acceptable for community uses provided that the proposals meet a local need and do not harm neighbouring amenity or cause or contribute to local traffic problems. It is considered that as the proposed use would serve the local community, is located close to a number of bus routes and would assist in re-occupying an empty commercial unit, the proposed change of use would be acceptable.

Following from this, policy DP10 paragraph 6 states that the Council will resist the loss of local shops outside city centres unless there is alternative provision within 5-10 minute walk. Given that the unit is located approximately 23m away from Kilburn High Road, which is a city centre, there is considered to be sufficient retail provision within the nearby vicinity. The loss of one retail unit here is therefore not seen to be contrary to policy.

Furthermore, paragraph 3.51 of CS7 states that the Council will resist proposals that would result in less than 75% of premises in core frontages being in retail use and less than 50% of the premises in secondary frontages being in retail use. The site is neither listed as a core or secondary frontage and the overall frontage of this area of Belsize Road is still predominantly retail following the change of use.

Finally, the proposal is seen to comply with policy DP12 which states “The Council will ensure that the development of shopping services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours”.

Amenity: It is considered that given the small scale of the unit and the proposed use as an Osteopath, it is unlikely to result in detrimental levels of noise that would disturb neighbouring occupiers. The proposal is therefore seen to comply with DP26 and guidance in CPG6.

Transport: It is considered that in comparison to the previous use, the proposal would not result in the generation of significantly more traffic. Furthermore, the use would serve the local community and given that the site is relatively accessible and in close proximity to a number of local bus routes, it is

considered the proposal would not have a negative impact on the local transport network in comparison to the previous situation. The proposal is also in compliance with DP15 paragraph 11 which states “it is important that Camden’s community and leisure facilities are located close to the people who use them”.

Design: As no external alterations have occurred, design is not an issue.

Given the nature of the use, no condition is necessary to restrict the hours the osteopaths should be open for.

Recommendation: Grant Retrospective Planning Permission