

Delegated Report		Analysis sheet		Expiry Date:		17/06/2014	
		N/A / attached		Consultation Expiry Date:		28/05/2014	
Officer				Application Number(s)			
Fergus Freaney				2014/2830/P			
Application Address				Drawing Numbers			
129 Fortess Road London NW5 2HR				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of Use from retail & financial/professional (A1/A2) to Yoga studio with an ancillary therapy room and retail (D2).							
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	23	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 07/05/2014 – 28/05/204 No comments received					
CAAC/Local groups* comments: *Please Specify		No CAAC or statutory local groups					

Site Description

The site is located on the north east side of Fortress Road. It comprises a 4 storey building with a projecting 2 storey retail extension. The site appears to have been vacant for a period of time.

The site is not listed, and is not within a conservation area. It is within a designated town centre.

Relevant History

No recent 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

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

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

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

DP28 – Noise and vibration

Camden Planning Guidance 2011

NPPF

Assessment

Proposal:

Permission is sought for the change of use of the existing A1 retail unit into a yoga studio (D2 Use Class) with ancillary retail space.

Assessment:

Change of use

Evidence has been provided to demonstrate that the premises has been vacant since May 2011 and a marketing campaign has been carried out since then, whilst there have been some viewings there has been no interest in letting the unit.

Policy DP12 states that the effects of non-retail development on the character of centres should be considered and goes on to state that The Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of a centre or local area.

The site is in a designated neighbourhood centre; generally we would resist schemes which resulted in their being less than 50% of the ground floor premises being in retail use, or more than 3 consecutive units being in retail use in these centres. The Council's retail survey indicates that there are 24 units in this shop frontage, with only 8 being in A1 retail use (Approx 40%). The scheme would also result in there being less than 3 consecutive units being in A1 retail use.

Generally the loss of further potential A1 retail space would be resisted. However, In this instance as the premises has been vacant for some time and evidence of a thorough marketing exercise over a sustained period of time has been submitted; and there has been little interest from A1 retailers, it is considered acceptable. The property has been vacant since May 2011 and it is considered that the proposed use would contribute to the character, amenity, function, vitality and viability of the wider centre. Furthermore a limited amount of retail space would be retained at the front of the premises as a shop window display.

There would be no external alterations to the shopfront therefore no impact in terms of design.

Amenity

Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. In respect of noise, in accordance with Policy DP28 planning permission won't be granted or development likely to generate noise pollution.

Given the retail nature of the street it is not considered that the use as a yoga studio would cause harm to the amenity of neighbouring residents

Transport

The site has a Ptal rating of 6a which indicates it has excellent public transport links. It is not considered that the change of use would contribute to parking issues as the surrounding Controlled Parking Zone restricts parking to residents only during peak hours. The majority of users will be able to access the site easily via public transport.

Recommendation: Grant Planning Permission