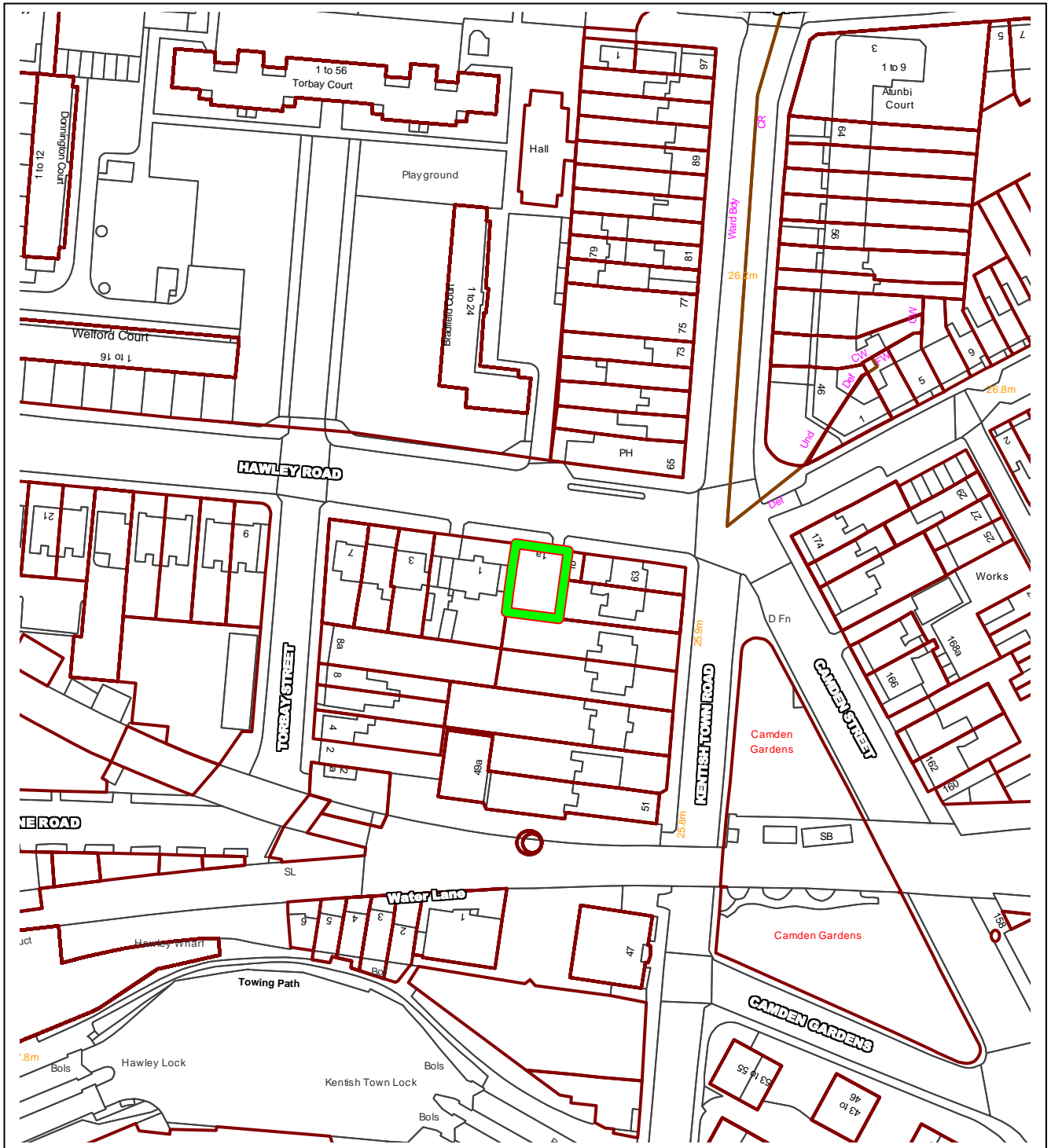


1a Hawley Road



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Photo 1: Front elevation



Photo 2: Hawley Road with view towards Kentish Town Road



Picture 3: From Kentish Town Road with application site on left

Delegated Report		Analysis sheet		Expiry Date:		24/06/2014	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		28/05/2014	
Officer				Application Number(s)			
Karen Scarisbrick				2014/2104/P			
Application Address				Drawing Numbers			
1A Hawley Road London NW1 8RP				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use from retail (A1)/Office(B1) to hair dressing academy (D1 non- residential institution) and shop front alteration.							
Recommendation(s):		Grant Full Planning Permission					
Application Type:		Full planning permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	04	No. of objections	04
				No. Electronic	00		
Summary of consultation responses:		<p>The following issues of concern were highlighted within objection letters:</p> <ul style="list-style-type: none"> - The proposed air conditioning units will cause severe disturbance to residential amenity. - Air conditioning units are located in a very confined space and adjacent to neighbouring habitable rooms. - Even if relocated, the air-conditioning units would still be disruptive. - The change of use would not be possible without adequate ventilation. <p>(Officer response: The application forms referred to three air conditioning units however, no full details of such were submitted. The air conditioning units have since been removed from the application by the applicant who is aware that planning permission would be required should the units be installed. Lack of ventilation would not be a reason to sustain a refusal of the application given that the site had previously been in commercial use.)</p> <ul style="list-style-type: none"> - The proposal would result in up to 60 people in the building at one time. - Such numbers has the potential to be disruptive to neighbouring amenity. i.e where will staff/customers congregate? - There is significant potential for staff to misuse the fire door to the rear of the site for short breaks. 					

	<ul style="list-style-type: none"> - The fire door leads to land which does not form part of the plot and is immediately adjacent to residential properties. - Previously there was only a small number of people on site. Even then the rear of the site was habitually used for smoking and the fire door was frequently left open in warm weather. (Officer response: Please refer to section 4.2 - 4.6) - No details of hours of opening submitted (Officer response: Please refer to section 4.1)
CAAC/Local groups* comments: *Please Specify	No response at the time of report preparation.

Site Description

The application site relates to a detached flat roof building located on Hawley Road, close to the junction with Kentish Town Road. The site was previously in use as a motorcycle dealership however, work has commenced on site for refitting the site at present.

Relevant History

1972 (CTP/H11/21/1/15253) **Granted for a limited period** Continued retention for a limited period of a single storey extension to the vehicle repair workshops

1974 CTP/H11/21/1/17795 **Granted for a limited period** Continued retention for a limited period of a single storey extension to the vehicle repair workshops

1975 (CTP/H11/21/1/19969) **Granted for a limited period** Retention of single storey extension to vehicle repair workshops.

1976 (CTP/H11/21/1/23261) **Granted for a limited period** The retention for a further limited period, of a single storey extension to vehicle repair workshops

1978 (CTP/H11/21/1/25783) **Granted for a limited period** The retention for a further limited period of a single storey extension to vehicle repair workshops.

1998 (PE9800279R1) **Granted** New shopfront with non-illuminated signage

2014/2752/A **Pending determination** Advertisement consent

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS8 Promoting a successful and inclusive Camden economy

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP10 Helping and promoting small and independent shops

DP13 Employment premises and sites

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design

CPG6 Amenity

Assessment

1. Proposal

1.1 The application proposes a change of use from the existing A1/B1 space to a D1 training facility for hairdressing. The unit relates to an area of approximately 186.sqm. Permission for a shop front alteration in the form of rendering and a change to fenestration detailing is also sought.

1.2 The main issues for the consideration of this application are the principle of the development, transport, amenity, and design.

2. Principle of development

2.1 Planning history records indicate that the site has been in use as a vehicle repairs workshop since 1972 however, visits to the site and information from the applicant indicate that the site has been in unofficial use as an A1 showroom with ancillary B1 office space for a significant period.

2.2 The proposal would therefore result in the loss of an A1 unit however, this is acceptable in principle as the development fulfils the requirements of Policy DP10 in that the site is not within any protected area and is within close walking distance of both Camden and Kentish town centres where there is a large provision of alternative A1 units.

2.3 In addition to this acceptable loss of A1 unit, the provision of the D1 training facility is supported by Core Strategy 8 which promotes encouraging a strong economy, and helping residents to have the skills, education, and training to take up local job opportunities. The principle of the change of use is therefore acceptable.

3. Transport

3.1 The site has a PTAL rating of 5 (very good) and is located approximately 320m to Camden Road Station and very close to the regular bus services which operate along Kentish Town Road. The site is therefore regarded to be well served by public transport links.

3.2 Three existing car parking spaces are noted on the application form however, these are not designated within the application site. Therefore given the very good transport links of the site and to promote sustainable transport methods, it is proposed that the development would be car free secured by S106 legal agreement.

3.3 Camden's cycle parking standards require cycle parking for new D1 uses at a ratio of 1 cycle space per 250sqm from a threshold of 500sqm. The proposed floorspace of the unit would be 158sqm and therefore cycle parking would not be required as part of the proposal.

4. Amenity

4.1 In terms of noise and disturbance, the applicant has specified that the operating hours for the training centre will be 9.30am - 19.30pm Monday to Friday and 10am – 4pm on Saturdays. Such hours are considered to strike an appropriate balance between the operational needs of the proposed use and the residential amenity of nearby occupiers. However, it is considered necessary and relevant to secure the proposed operating hours via a suitably worded condition, in order to ensure amenity is safeguarded at these times.

4.2 It is accepted that the proposal is likely to lead to a greater number of people visiting the application site as the training academy would have 9 members of staff and 26 work stations. The site is however, near to a busy vehicular junction, opposite a public house, and in close proximity to the designated Kentish Town centre located approximately 30 metres away. It is therefore not considered that additional people movements generated would be significantly detrimental to residential amenity in this location.

4.3 There is particular concern and objection that an emergency exit which is immediately adjacent to residential properties would be misused and that people congregating near this exit would cause detriment to adjacent residential amenity. This concern has been acknowledged by the applicant via the submission of a draft Operational Management Plan (OMP) which will be secured by a Section 106 Agreement.

4.4 The draft OMP contains the following points which intend to address amenity concerns: The fire door is to remain closed at all times other than at times of emergency or evacuation. All staff and students are not permitted access to land to the rear of the site for any other purpose other than by means of escape. There is

a no smoking policy at the academy. No deliveries other than main entrance doors. All staff to take measures to reduce noise to avoid disturbing surrounding residential occupiers. Staff and students are not permitted to loiter in the immediate vicinity of the academy.

4.5 Such points would aid in ensuring that the fire door is properly used and it is noted that no other openings of the building are immediately adjacent to residential properties.

4.6 With regard to overlooking, outlook and daylight/sunlight considerations, the change of use nature of the application means that no adverse implications are anticipated in these regards.

5. Design

5.1 The alteration to the shopfront would consist of re-rendering the front of the property and replacement fenestration to the existing double door and large shop window. The render would be of a neutral colour to replace the previous red colour and the fenestration would be of the same scale as the existing and be of a similar modern design. The variation in colour to fenestration would not appear incongruous on this modern building and would remain in keeping with the character and appearance of the host property.

6. Recommendation: Grant Planning permission subject to signing of S.106 legal agreement relating to car free development and an Operational Management Plan.

DISCLAIMER: Decision route to be decided by nominated members on Monday 7 July 2014. For further information please click [here](#)

BRUCE COMMERCIAL AGENTS
94 UPPER WALKWAY
WEST YARD
CAMDEN LOCK PLACE
LONDON NW1 8AFApplication Ref: **2014/2104/P**

03 July 2014

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:
1A Hawley Road
London
NW1 8RP**DECISION**
Proposal:
Change of use from retail (A1)/Office(B1) to hair dressing academy (D1 non- residential institution) and shop front alteration.
Drawing Nos: Land registry official copy of title plan, existing layout, shopfront plan and elevation (existing), TL/AC-3.14.1, TL/AC-3.14.3

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Land registry official copy of title plan, existing layout, shopfront plan and elevation (existing), TL/AC-3.14.1, TL/AC-3.14.3

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION