

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	13/08/2014
		N/A / attached		<b>Consultation Expiry Date:</b>	17/07/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Fergus Freaney			1) 2014/3643/P 2) 2014/3823/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Mordwash Launderette 32 Chalton Street London NW1 1JB			See 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>					
1) Change of use from launderette (sui generis) to dental practice (class D1) with part retail (class A1) element with relocation of main entrance door and internal alterations. 2) Change of use including internal alterations to a Grade II Listed Building					
<b>Recommendation(s):</b>		1) <b>Grant Planning Permission</b> 2) <b>Grant Listed Building Consent</b>			
<b>Application Type:</b>		1) <b>Full Planning Permission</b> 2) <b>Listed Building Consent</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>208</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	Consultation letters: 18/06/2014 – 09/07/2014  1 letter of support received  1 letter of objection received from resident of Levita House.  “The previous Laundrette provided a fantastic community facility which I used regularly. It was a great place to meet other locals and the customer service was very personal. A dental practice adds no real advantage to the community and does not either help to regenerate the area. As you can see the area suits cafe, restaurants and groceries, not private medical practices. Although part is to be retail, I believe a dental practice will be a boring addition to the street and not add a real contribution to locals who will use their own dental practices anyway.” <i>Officer comment: See ‘change of use’ part of report below.</i>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	No CAACs or statutory local groups					

## Site Description

The site is located on the east side of Chalton Street at the ground floor of a large 1930's block comprising retail space at ground floor and residential above.

The site is not within a conservation but is a Grade II Listed Building.

## Relevant History

2007/6331/P - Installation of Automated Teller Machine (ATM) in shopfront. *Granted 20/02/2008*

2007/6328/A - Display of an internally illuminated sign on ATM. *Granted 20/02/2008*

## 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

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

DP15 – Community and leisure uses

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

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### NPPF

## Assessment

### Proposal:

Permission is sought for the change of use from a vacant laundrette (Sui Generis) to a Dental Practice (D1 Use Class).

### Assessment:

#### Change of use

The site is located within a neighbourhood centre Camden Planning Guidance advises that Camden's Neighbourhood Centres provide for the day-to-day needs of people living, working or staying nearby. They generally consist of groupings of between five and fifty premises which focus on convenience shopping.

Generally the Council would resist schemes that result in less than 50% of ground floor premises being in retail use, or more than 3 consecutive premises being in non-retail use.

As the property is designated as Sui Generis use class there is nothing in Camden's Policy or Guidance to protect this type of use class.

The property forms part of a small parade of 7 commercial properties at ground floor level, the units range in use from a Pharmacy (A1 Use Class), Convenience Stores (A1 Use Class), Café (A1 or A3) and a restaurant (A3 Use Class). Therefore approximately 50% of the units are in A1 Retail Use which complies with the above guidance

As the property is a vacant Sui Generis use a change of use away from this would not harm the existing retail function of the parade and it is considered that a change of use would be acceptable in principle and would help to contribute to the character, function, vitality and viability of the parade by introducing and active street frontage.

#### Impact on Listed Building

An inspection of the shop's interior revealed no features of note with only the masonry walls original to the building. All existing partitions and fittings were modern and associated with the fit out for the laundrette. The proposed layout does not alter the original masonry walls. Whilst a partition will cut across the window and the treatment room will place a partition directly behind the glass it will be hidden by obscure glazing. Despite this most of the shop frontage will feature a display area or will allow views into the interior and therefore maintain an active frontage.

The shopfront is a simple form of limited architectural merit. The proposed relocation of the door does not significantly alter its appearance.

**Recommendation: 1) Grant Planning Permission; 2) Grant Listed Building Consent**