

12 February 2015
L 150212 SAV Planning.docx



Head of Planning
Development Management
Camden Council
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Philip Marsden
E: pmarsden@savills.com
DL: +44 (0) 207 409 8024
F: +44 (0) 207 495 3773

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA THE PLANNING PORTAL: PP-03972263

Dear Sir or Madam

**SECTION 192 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR A CERTIFICATE FOR THE PROPOSED USE OF PART OF THE EXISTING RETAIL
UNIT AS AN ANCILLARY DOG GROOMING FACILITY
57 SOUTH END ROAD, HAMPSTEAD, NW3 2QB
SAVILLS (UK) LIMITED
PLANNING PORTAL: PP-03972263**

Introduction

This application, made pursuant to Section 192 of the Act, seeks a Certificate to confirm that the proposed use of part of the premises at 57, South End Road in Hampstead as an ancillary dog grooming facility, is lawful.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the application comprises the following documents:

- This covering letter;
- The completed application forms duly signed;
- Drawing Ref: SAV/SER/SLP – 'Site Location Plan';
- Drawing Ref: 558 01.1 A – 'GF & Basement Layout'; and
- Certificates issued at: Wilmslow and Marlow.

The application has been submitted via the Planning Portal (Ref: PP-03972263) and therefore a cheque, made payable to 'Camden Council', for £192.50 has been submitted separately by post.

The Application Site

The application site is the premises at 57 South End Road in Hampstead. The unit measures approximately 172 sq. m (GIA) and is vacant following cessation of the previous operator.

The unit is located within South End Green neighbourhood centre as defined by the development plan and therefore surrounding land uses are predominately commercial.

The Proposed Use

As set out above, the application seeks confirmation that the proposed use of part of the unit as an ancillary pet grooming facility is lawful.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605136.
Registered office: 33 Margaret Street, London, W1G 0JD





The primary use of the floorspace at the application site will be for the retail sale and display of pet products and services within Class A1. This accords with the established use of the premises. As part of the overall commercial use, the proposed operator intends to provide a small grooming facility.

The proposed facility would include a range of grooming services for domestic pets and would support the principal retail function of the premises for the sale of pet goods.

All staff at the site will be specifically trained in pet washing and grooming techniques and will be able to offer customers guidance and advice on appropriate care techniques for their pets.

Lawful Nature of the Proposed Use

The proposed pet grooming facility will account for approximately 24 sq. m, or less than 14% of the floorspace of the premises. In physical terms alone therefore, the grooming use must be considered ancillary to the primary retail use of the unit. The proposed layout of the facility is indicated on Drawing Ref: 558 01.1 A – 'GF & Basement Layout'. The dog grooming facility is formed of the elements annotated as 'Spa' and 'Cage Room' on the layout plan.

As set out above, the primary retail use of the wider premises is proposed to be for the sale and display of pet goods. Additionally, many of the items on sale within the store will be directly related to pet care and grooming, such as dog brushes, combs, shampoos, conditioners, pet perfume and clothing. The pet grooming and washing facility is therefore functionally linked to the principal use.

A further indicator of the ancillary nature of the proposed use is that the operating hours of the grooming facility will be controlled by that of the predominant retail use. The lack of independent access will mean that the grooming facility cannot operate independently.

In light of the characteristics set out above, the dog grooming use is both physically and functionally subordinate to the retail use, and as such, can only be described as ancillary.

We confirm that all the physical works required to create the grooming facility within the premises are internal and therefore do not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended). It follows that none of the physical works related to the installation of the facility require planning permission.

To support our interpretation that the dog grooming facility is ancillary to the retail use, we enclose copies of two Certificates of Lawfulness which have recently been issued by Councils in relation to the facilities in Wilmslow and Marlow. We hope that these are useful and assist the Council in considering this application.

Summary and Conclusion

We conclude that, given the physical characteristics of the proposed grooming facility and its functional relationship with the primary retail use of the premises, it does not constitute a material change of use.

The proposed facility will only account for approximately 14% of the floorspace at the application site and cannot operate independently. It must therefore be deemed ancillary to the principal retail use which will take place from the wider unit.

Accordingly, we respectfully request that this application is approved and a Certificate is granted under Section 192 of the Act, confirming that the proposed dog grooming facility located at 57 South End Road in Hampstead, is lawful.



We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Phil Marsden or Clara Blagden at these offices.

Yours faithfully



Savills (UK) Limited
Commercial Planning

Encs