

# CONSULTATION SUMMARY

## Case reference number(s)

2015/2999/P

## Case Officer:

Tessa Craig

## Application Address:

152 Haverstock Hill

London

NW3 2AY

## Proposal(s)

Change of use from dry cleaners (A1) to dental practice (D1)

## Representations

<b>Consultations:</b>	No. notified	09	No. of responses	02	No. of objections	01
					No of comments	01
					No of support	00

## Summary of representations

### *(Officer response(s) in italics)*

Site Notice 10/06/2015- 02/07/2015

Press Notice 11/06/2015- 01/07/2015

The owner/occupier of No's Flat A, 152 Haverstock Hill have objected to the application on the following grounds:

*Storage of dangerous goods;*

*Noise;*

*Increase in footfall;*

	<p><i>Longer opening hours;</i></p> <p><i>Risk of water contamination;</i></p> <p><i>Changes to entrance would affect access to upper floor flats and alter appearance of property;</i></p> <p><i>Already many dental clinics in the area;</i></p> <p><i>Risk of vapours from practice, no provisions for extractor units;</i></p> <p><i>Impact on neighbours deleterious, four residences use entrance.</i></p> <p>150A Haverstock Hill has commented on the proposal that they do not object to the change of use but raise concerns about noise from the activity and noise from longer opening hours.</p> <p><u>Officer Comment</u></p> <p><i>The applicant has advised regular commercial waste collection will occur. A specialist dental waste management company will dispose of clinical and hazardous substances from the site.</i></p> <p><i>The ground floor business has its own access separate from the residential properties which are accessed at the side/rear of the building. No changes are currently proposed to the entrance. If in the future, the applicant wishes to change the shopfront to install wheelchair access, they will be required to submit another planning application. Any works to install wheelchair access which may disrupt the pavement would be temporary in nature.</i></p> <p><i>Additionally, if the applicant is to install extractor units, a separate planning application will be required.</i></p> <p><i>The operating hours are yet to be confirmed, but appear to match the current operating hours of the dry cleaning business. It is not considered the footfall or noise levels would increase significantly beyond the level generated by the drycleaners.</i></p> <p>The change of use is considered acceptable given the property is not within a core shopping frontage and would still generate retail activity from dental products sold in the practice.</p>
--	---

**Recommendation:-**

**Grant planning permission**