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Design and Access Statement

152 Haverstock Hill, London, NW3 2AY

Change of use from A1 Dry Cleaners to A3 Restaurant

12/01/2016

Application Site

This application proposes a change of use of this ground floor and basement property from its existing use as a dry cleaners (A1) to a Restaurant (A3).

The property is located within a terrace of three commercial properties on the ground floor with three floors of residential accommodation above. The application site borders a Hairdressers (A1) and a restaurant/Bar (A3/A4), and these three commercial units make up the parade.

The application site encompasses the ground floor and basement area. The ground floor consists of 50m² of floor space, and the basement of 30m². The basement area is currently vacant and only in use as a downstairs W/C. The basement area is currently serving no purpose in connection with the A1 space on the ground floor.

The site is located within a highly sustainable location on Haverstock Hill, close to public transport, including a number of buses serving all areas of London. In addition, Belsize Park Underground Station is a 5 minute walk from the application site.

The building has historically operated as a restaurant for a number of years and this application therefore seeks to reinstate this use. An existing extractor unit is located in the basement level and this used to serve the former restaurant, which operated as a sushi restaurant between the years of 2002 - 2011.

We are not aware of any complains regarding the extraction unit during this period and it is therefore considered adequate to serve the new restaurant for its purpose.

Planning Policy

After a review of Camden Planning Policy Guidance (CPG5), it was found that there are no planning policies that specifically relate to the application property, as it is not located within a protected neighbourhood frontage, or a primary/secondary retail frontage. It is therefore considered that there

are no material considerations that would in principle prevent the change of use.

The application complies with the London Plan in terms of providing economic prosperity to the local area. By utilising the basement area of the property, the creation of additional commercial floorspace will be facilitated and the property will provide a highly desirable service to the local area, which is accessible to the local community.

The property is not proposed to generate any unusual noise impact to the local surroundings. Although exact opening hours have not been fully determined, the main hours of operation are expected to be between 9am and 12pm with the option of opening every day. The number of staff employed by the business is likely to be approximately 6.

Proposal and alterations

The change of use into a restaurant does not involve any changes to the external envelope of the building that is considered to materially impact its appearance.

Internal alterations will be carried out in order to facilitate the conversion. The ground floor incorporates a bar and seating area, leading to a corridor with further seats (see plan H/H/001). The proposal includes a complete refurbishment of the basement floor, which will re-establish the area as a kitchen and make use of the existing extraction unit. (see plan H/H/002).

Use

The use is considered to be inclusive to the local community, with limited impact on the area in regards to noise, traffic and pollution to local residents. The use of the property is considered to offer a valuable service to the local area, provide employment and would not be harmful to the amenities of local residents.

It is envisaged that staff and patients will either walk, or use public transport, given the properties location. There is a local Controlled Parking Zone, which enables monitoring of the parking situation in the area and therefore no adverse impact on the traffic in the local area is expected.

Waste and Recycling

The waste and recycling will be collected from the street on a daily basis in keeping with the current situation. A specialist company will be employed to manage this.

The National Planning Policy Framework

It is felt that there are a number of principles within the NPPF that support this development. The NPPF advocates the more broadened spectrum of sustainable development within the planning system, stating the idea of sustainable development as:

‘Meeting the needs of the present without compromising the ability of future generations to meet their own needs’.

The NPPF continues with three dimensions to sustainable development:

- An economic role - ensuring the right land is available at the right time in the right place to support growth and innovation
- A social role - providing a supply of housing to meet the needs of present and future generations and providing a high quality built environment with accessible local services
- An environmental role - contributing to protecting and enhancing the natural built and historic environment

The economic sustainability objectives of the appeal proposal are clear in the fact that a more efficient use of land is being created, particularly with the introduction of the basement level. This additional floorspace also creates jobs and useful services, bringing vitality and diversity to the area.

The ability to provide a high standard of care to the community within the proposal ensures that the general desirability and economic prosperity of the area will be significantly increased.

It is clear that the appeal site is in accordance with the objectives of the NPPF. Section (19) states 'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'