

# CONSULTATION SUMMARY

## Case reference number(s)

2016/0684/P

## Case Officer:

Fergus Freeney

## Application Address:

529 A 529 & 529A Finchley Road

London

NW3 7BG

## Proposal(s)

Change of use from phone shop (A1 Use Class) to luxury car rental service (Sui Generis) with ancillary retail.

## Representations

<b>Consultations:</b>	No. notified	8	No. of responses	1	No. of objections	1
					No of comments	1
					No of support	0

## Summary of representations

*(Officer response(s) in italics)*

The owner/occupier of Flat 1 & 2, 529B Finchley Road have objected to the application on the following planning grounds:

1. Noise
2. Congestion
3. Users of the nearby gym will have to extra cautious
4. There will be additional work required to secure the vehicular access

Officer comments

1. The use as a car rental service is not, in itself, considered to be inherently noise producing. The type of vehicle being rented cannot be controlled under planning legislation; nonetheless an informative has been added to remind the applicants not to rev cars excessively or drive erratically as these actions can be subject to environmental health and traffic legislation.
2. The Council's transport team have reviewed the scheme and have not raised any concerns. The operation will be small scale and given the high level nature it is only expecting approx. 20-25 rentals per month. This is estimated to be lower than the number of vehicles which used the previous Carphone Warehouse for electronic installations.
3. The impact on traffic is likely to be lower than the previous use. Nonetheless, Finchley Road is a main arterial route it would be hard to demonstrate that a smallscale car rental service would have any impact on traffic in the wider context.
4. An informative has been added to remind the applicant that any additional external work may require planning permission.

**Recommendation:- Grant planning permission**