
Change of use from A1 to A2 at 224 Kilburn High Road, London NW6 4JP

TITLE:
Planning Statement

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1.0

Introduction

1.1

This planning statement has been prepared in support of an application for the change of use of the ground floor commercial unit at 224 Kilburn High Street from A1 (retail) to A2 professional services (legal services). It sets out the context and justification for the proposals in relation to national and local planning policy and should be read in conjunction with the plans submitted with this application.

2.0

Site and surrounds

2.1

The subject site comprises a four storey, mid terrace building located on the eastern side of Kilburn High Road. The ground floor unit is an A1 use which is currently vacant and the upper floors are in residential use.

2.2

The building has two entrance points. The ground floor unit is accessed directly from Kilburn High Street and the upper residential units are accessed from Gascony Avenue to the rear of the site.

2.3

The subject site is located within a secondary shopping parade of Kilburn town centre. The property is not located within a conservation area and is not listed.

6.0

Planning Policy Considerations

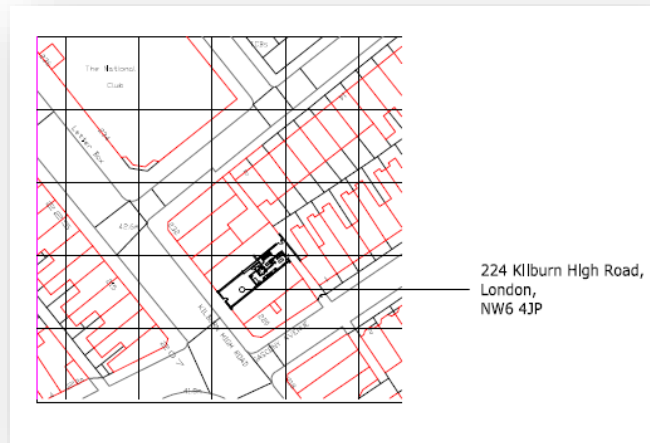


Fig 1 Site location



Fig 2 Existing shopfront

3.0

Planning History

3.1

9201354 Change of use and works of conversion to provide three self contained dwellings on first, second and third floors. Granted 14/01/1993

3.2

2015/4194/P Change of use of part of ground floor from retail (Class A1) to studio flat (Class C3). Refused 16/09/2015

3.3

2015/4195/P Prior approval Class M and Class G Change of Use from A1 (retail) to C3 (dwellinghouse) to create 1 self contained 1 bed flat . Refused

4.0

Proposal

4.1

Planning permission is sought for a change of use of the ground floor commercial property from A1 (retail) to A2 professional services (legal offices).

4.2

No external changes are proposed as part of this application. Advertisement consent will be obtained to alter the existing signage, under a separate application.

5.0

Planning Policy Considerations

5.1

The most relevant planning policies within the Development Plan Core Strategy (2010) and the Development Policies (2010) are as follows:

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden's economy

DP12 Supporting strong centres

DP13 Employment sites and premises

5.2

In addition to the above the following planning guidance is also of relevance:

CPG 5 Town Centres. Retail and Employment (2013)

6.0

Planning Policy Considerations

Principle of use

- 6.1 Policy CS7 of the Core Strategy seeks to protect and enhance the role and unique character of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre. Further, the policy seeks to provide for and maintain a range of shops, services, food and drink establishments and their suitable uses to provide variety, vibrancy and choice.
- 6.2 Policy DP12 of the Development Policies, seeks to ensure that proposals do not cause harm to the character, function, vitality and viability of the centre, or the local area or amenity of neighbours and will consider the effect of non retail development on shopping provision and the character of the centre in which it is located.
- 6.3 In addition to the adopted Development Plan, Camden have also produced guidance relating to the town centres, known as CPG 5 (Town Centres, retail and Employment) to assist in understanding how the policies above may be applied. Specifically to Kilburn High Road, CP5 states that in order to protect the retail function of Kilburn High Road, the Council will generally resist proposals that would result in less than 50% of the premises in Secondary frontages being in retail use.
- 6.4 In accordance with the guidance set out in CPG5, a land use assessment of the frontage was undertaken on 27th July 2016. As outlined in Appendix 3 of CP5, a frontage will start at a road junction and may continue around corners, or across entrances to premises above or rear, and include isolated ground floor residential uses, but are ended at roadways that interrupt the run of premises. A land use assessment has therefore been undertaken for the section between 220 and 232 Kilburn High Road, consisting of seven units. As shown in Fig 3, five of the seven units, 71%, are currently in Class A1 use. If No.224 granted planning permission to A2, this would decrease the number of A1 units to 57%. This would still accord with CPG5, which as stated above seeks to ensure that there would be no less than 50% of the premises in A1 use.

6.0

Planning Policy Considerations

Number	Shop Name	Type	Use Class
220	Crest	Dry Cleaners	A1
222	Force 2	Restaurant/bar	A3
224	Wine Cellar	off-license	A1
226	Wangler	General	A1
228	Naval	Jewellers	A1
230	Euro 1	General	A1
232	Speedy Cash	Loan company	SG
		% A1	71
		% A1 post change of use	57

Fig 3 Land use assessment

6.5

Furthermore, in accordance with Policy DP12, the Council also seeks to prevent concentrations of uses that would harm a centre's attractiveness to shoppers or its residential amenity, and will therefore generally resist proposals that would result in more than three consecutive premises in non retail use within a secondary frontage. As shown in the table above, the proposed change of use would not result in more than three consecutive uses in non retail use in the parade. The proposal therefore complies with Policy DP12.

6.6

Notwithstanding compliance with policy, the proposed A2 use would contribute positively to the vitality and viability of Kilburn High Road by providing an active frontage that encourages pedestrian footfall. It will bring an additional service to the parade, serving the day to day needs of the local population.

6.0**Planning Policy Considerations**

Design and character

6.7

There are no external changes proposed as part of the application and therefore the proposal is not considered to have any adverse impacts upon the character and appearance of the existing building and wider street scene.

Impact upon neighbouring properties

6.8

The proposed A2 use is similar to the lawful A1 use and as such is unlikely to have any detrimental impact on the local area or local amenity of the residential units above.

6.9

The hours of operation would be in line with a retail use and therefore would have no adverse affect on neighbouring properties in terms of noise, disturbance, and general activities.

Parking and servicing

6.10

The impact on parking is not considered to be any worse than for the existing A1 use. Furthermore, the level of servicing for the A2 use would be much lower and would therefore have less of an overall impact upon the highway network.

6.11

The rear of the property will remain unchanged and will provide access to a rear yard for refuse storage and a fire escape.

7.0**Conclusion**

7.1

The proposed A2 use is an appropriate town centre use which would add another service to the parade to improve the vitality and viability of Kilburn High Road.

7.2

The proposal fully complies with policies CS7 of the Core Strategy, Policy DP12 of the Development Policies, CP5 Town Centre, Retail and Employment and the provisions of the NPPF.

Thank you for viewing our Planning Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact. Our details can be found below.