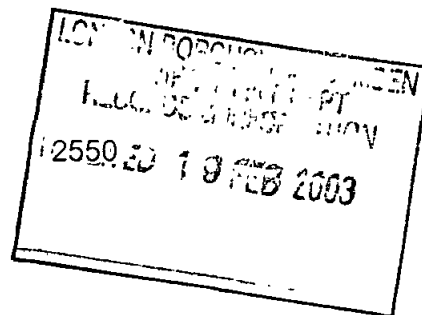


## POLICY OBSERVATION ON PLANNING APPLICATION

<b>Date Prepared</b>	Tuesday, 18 February 2003	
<b>To: DC Case officer</b>	(Alex Bushell)	
<b>From: FPP</b>	Allan Shooter	<b>Tel:</b>
<b>Application Ref</b>	PWX0203096	
<b>Site address/ location</b>	71 Kingsgate Road, NW6	
<b>Description of the proposal</b>	Change of use of the ground floor from Class A1 to Class D1 health studio.	



### 1.0 The Proposal

- 1.1 As described above, except the previous use of the shop is described in the application as a cafe, which is a A3 use. At the time of the site visit the premises were vacant and the name of the previous business is "The Coffee Pot shop" (sounds more than likely A3). No consent appears to have been granted for this use.
- 1.2 The site is not located within a designated shopping centre, and no additional floor area is proposed. No site specific UDP controls apply.

### 2.0 Relevant Policies

#### 2.1 SH10 – Shops lying outside designated centres

- 2.1.1 In this policy a change of use from A1 will only be permitted if the proposal will not be detrimental to the character and function of the area, and to the local amenity, environment and transport conditions.
- 2.1.2 There is some doubt if the change of use is even from A1. In any event the surrounding area is well served by shops, with Kilburn High Road Major Centre within close proximity, and convenience shops nearby. The loss of this shop will is not considered to prejudice local shopping needs. Regard will need to be given to the amenity of the upper floor uses.

#### 2.2 SC3 / SC4 – Non-residential health care

- 2.2.1 Provision of health care facilities is encouraged in the UDP provided there is generally no loss of housing and there is no serious impact on amenity or the environment. This scheme will not result in a loss of housing, and the amenity and environment issues need to be assessed.

3.0 Conclusion

3.1 No policy objections to change of use provided any other relevant UDP criteria are met.

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Signed off by

Date 18/2/03