

Delegated Report		Analysis sheet		Expiry Date:	04/07/2014	
		N/A		Consultation Expiry Date:	N/A	
Officer			Application Number(s)			
Niall Sheehan			2014/3227/P			
Application Address			Drawing Numbers			
Basement and ground floor 56 Belsize Lane London NW3 5AR			See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Change of use of part ground and the basement floors from shop (Class A1) to veterinary surgery (sui-generis)						
Recommendation(s):		Grant conditional permission				
Application Type:		Full Planning Application				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	26	No. of responses	00	No. of objections	00
Summary of consultation responses:	N/A					
CAAC/Local groups comments:	N/A					

Site Description

The application property is a ground floor shop unit with basement for storage purposes (A1 – Newsagent and Confectionary). The host building is a four storey Victorian mid-terrace building (equidistant between Belsize Crescent and Belsize Place) with flats above the ground and basement shop unit. The property is located within the Belsize Lane Neighbourhood Centre

The property is not listed but does lie within the Belsize Conservation Area and is noted as a positive contributor.

Relevant History

No relevant history for No.54, 56 or 58 Belsize Lane.

Relevant policies

NPPF2012

The London Plan 2011

Local Development Framework – Core Strategy and Development Policies 2011

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP10 (Helping and Promoting Small Independent Shops)

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG5 Town Centres, Retail and Employment

Belsize Conservation Area Statement 2002

Assessment

1.0 The Proposal:

- 1.1 Permission is sought to change the rear part ground floor and the entire basement floor from a shop (Class A1- retail) to veterinary surgery (sui-generis). The majority of the ground floor would remain as a retail unit with the front area dedicated to the retail of animal/pet products and a payment/reception counter to the top of the unit. The rooms to the rear of the ground floor would continue as offices for the purposes of supporting both the ground floor retail and the basement floor veterinary practice. The basement floor which current serves as a storage space for the shop above would be changed to a veterinary surgery including storage areas and a toilet. The applicant currently benefits from a courtyard lightwell to the rear of the basement floor which is largely unused. This would serve as an outside area to support the surgery downstairs.
- 1.2 Amendments: Refinement of front part of ground floor unit to form principally retail area with reception counter for both retail and veterinary services.
- 1.3 No external changes are proposed to the shopfront and the applicant has been made aware that any such changes would require the submission of a full planning application. The applicant is also aware that a necessary change of signage from the current function to that proposed would require the submission of an advertisement consent application.

2.0 Assessment

- 2.1 The main issues raised by this application relate to whether the change of use of part of the ground floor and the entire basement floor would negatively affect the overall viability of the Belsize Lane Neighbourhood Centre or create any adverse issues for neighbouring residential properties. The centre currently contains approximately 39% A1 retail uses with a mixture of mostly A1, A2 and A3 uses.
- 2.2 Although it is acknowledged that the unit subject of the application is a newsagents and convenience store, (A1 retail), and, the replacement unit animal/pet store and veterinary practice will not offer the same immediate local convenience, a similar newsagents and convenience store currently exists at No.60(two doors down) offering a similar function. Furthermore a significant part of the overall unit including the majority of the ground floor is being retained as retail space; hence this will maintain levels of retail in the area and not result in a further net loss. Resultantly the vitality of the parade will not be adversely impacted as a consequence of this proposal in the longer term. Moreover the basement floor currently comprises of low density storage space for the retail use above and it's loss to a veterinary surgery would not be considerably felt. The applicant's submission includes examples of other nearby animal/pet stores/veterinary practices which they currently operate, demonstrating the maintenance of a strong retail element.
- 2.3 It was noted on-site inspection, and, it has been detailed in supporting statements that that the applicant currently operates a veterinary clinic in the parade. The applicant is re-locating as his existing premises does not offer the desired floorspace to meet current demands. As veterinary clinics serve important roles in local neighbourhoods as noted in CPG5 this has been taken into account in the assessment process.
- 2.4 As the parade has incurred a significant loss of A1 retail over the years, following discussions with the council's policy department it is considered necessary to attach a condition making this permission personal (with the entire unit reverting back to A1 retail upon cessation of usage by the applicant) as this will ensure that the strong retail element is not eroded. Furthermore should any proposed change of business types be sought for the unit in the future, the council would be in a position to assess these through a planning application. Overall, the attachment of this condition will assist in maintaining vitality to the parade, ensuring that the parade's retail element is not diminished.

3.0 Conclusion

- 3.1 Overall, factoring into consideration that another A1 convenience shop exists in close vicinity and that the A1 element of the shop is being retained to the vast majority of the ground floor; there is no discernable harm to the overall vitality of the parade. Furthermore the part subject of the change of use relates to an important local service in the area (veterinary service). As above, due to the decrease in A1-retail in the parade over the years, a condition has been attached to the consent making it a personal permission

thereby ensuring that the ground floor remains predominantly in retail use.

Recommendation: Grant Permission