

Lower Ground Floor Unit
69 Highgate High Street
London
N6 5JX

DESIGN AND ACCESS STATEMENT
Non-Material Amendment
Change of Use B1A to D1



PREPARED BY
The Planning Guys

FOR
Iain Brewester

INTRODUCTION

This planning statement has been prepared by The Planning Guys on behalf of Iain Brewester ('the Applicant') in support of an application for a non-material amendment change of use at the lower ground floor unit at 69 Highgate High Street.

The planning application seeks a change of use from B1A (Office) to D1 (Chiropractic).

SITE AND SURROUNDING AREA

The property itself can be found at lower ground level (Pond Square level) of 69 Highgate High Street. The unit is part of a development scheme which was approved at appeal under reference number 2012/6826/P. The redevelopment description reads 'Erection of four storey building comprising commercial (Class B1a) at lower ground (Pond Square level), retail (Class A1) at ground (Highgate High Street level) and 1 x 3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single storey buildings.

The redevelopment of this premises is still ongoing however the applicant seeks to make a non-material amendment to change the use of the lower ground office (Class B1a) to be utilised as a chiropractic (Class D1).

The site is triangular in shape and covers an area of approximately 0.1 ha. It is bounded by Highgate High Street and Highgate West Hill to the north and east, Snow Hill road to the west and the commercial property of 67 Highgate High Street to the South.

The frontage of the site along Highgate High Street is level, the site slopes gently down from the Highgate High Street/Highgate West Hill along Snow Hill.

The building is situated at the Northern end of Highgate Village, a mostly residential neighbourhood and fronts Highgate High Street to the northeast and Pond Square to the southwest. Highgate High Street is a busy shopping street with high levels of vehicular traffic throughout the day whilst Pond Square is a quiet public square mainly residential in character.

Highgate and Archway underground stations can be found approximately under 1 mile away from 69 Highgate High Street which can provide Northern Line train services which connects to major stations within London.

Bus stops can be found outside the site with services to Moorgate, Finsbury Square, Archway, Finsbury Park and the surrounding area via bus numbers 143, 210 and 271.

The application site has very good public transport lines which an overall PTAL rating of 4 (6b being best).

PLANNING HISTORY

From information made publicly available, the below highlights recent planning history:

Reference	Description	Decision
2016/6321/P	Approval of details in relation to conditions 2iv (samples of materials) planning permission ref: 2012/6826/P allowed on appeal on the 11 December 2013 for erection of four storey building comprising commercial (Class B1a) at lower ground (Pond Square level), retail (Class A1) at ground (Highgate High Street level) and 1 x 3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single storey buildings at 69 Highgate High Street, London N6 5JX.	Granted
2016/0529/P	Details of all new external windows and doors as required by condition 2, privacy screening as required by condition 7 and sedum roof as required by condition 8 of planning permission 2012/6826/P allowed on appeal on 11/12/2013 for; the erection of four storey building comprising commercial (Class B1a) at lower ground (Pond Square level), retail (Class A1) at ground (Highgate High Street level) and 1 x 3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single storey buildings.	Granted
2012/6878/C	Demolition of single storey buildings.	Refused (Approved at Appeal)
2012/6826/P	Erection of four storey building comprising commercial (Class B1a) at lower ground (Pond Square Level), retail (Class A1) at ground (Highgate High Street Level) and 1x3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single-storey buildings.	Refused (Approved at Appeal)
2010/4760/C	Demolition of single storey buildings.	Refused
2010/3735/P	Erection of five storey building comprising lower ground (Pond Square Level), ground (Highgate High Street Level), first, second and third floor to provide two retail units (Class A1 - at part lower ground and ground floor level) and 2 self-contained residential units (1 x 1-bedroom flat at lower ground level and 1 x 3-bedroom maisonette on the upper floors) (Class C3) following demolition of existing single-storey buildings.	Refused

THE PROPOSED DEVELOPMENT

The unit is part of a development scheme which was approved at appeal under reference number 2012/6826/P. The redevelopment description reads 'Erection of four storey building comprising commercial (Class B1a) at lower ground (Pond Square level), retail (Class A1) at ground (Highgate High Street level) and 1 x 3 bed self-contained maisonette (Class C3) at first and second floor levels following demolition of existing single storey buildings.

The redevelopment of this premises is still ongoing however the applicant seeks to make a non-material amendment to change the use of the lower ground office (Class B1a) to be utilised as a chiropractic (Class D1).

The applicant marketed the office space for a period of time without any luck however was approached by a chiropractic who was interested in the property. The chiropractic professional will offer their services from the proposed unit. The services will only ever be run on an appointment only basis only to reduce the threshold traffic into the premises and restrict waiting around at the property.

SCALE

The proposed application will not alter the scale of the property which is approximately 26.4M². As stated above, the external elevations will also remain unaltered under proposals.

LANDSCAPING

The application site topography will remain unchanged.

APPEARANCE

The geometry and layout of the present building will be retained. There will be no external alterations to the external elevation.

ACCESS

Access to the site will be unaltered, with frontal access to the unit for the general public.

NATIONAL AND LOCAL PLANNING POLICY CONTEXT

National Policy

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012. The document effectively condenses previous planning policy guidance into one document (with the exception of certain Planning Policy Statements).

At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 15 states:

'Policies in Local Plans should follow the approach of the presumption...so that it is clear that development which is sustainable can be approved without delay'

One of the core planning principles set out in paragraph 17 of the NPPF states that planning should:

'Not simple be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'

Section 12 on conserving and enhancing the historic environment states that in determining applications, local planning authorities should take account of:

'The desirability of new development making a positive contribution to local character and distinctiveness'

London Plan

The council's local development documents have to be 'in general conformity' with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not.

Relating policy:

Policy 2.15 Town Centres

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.14 Improving air quality

Local Policy

Camden Local Plan

The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

The Camden Local Plan sets out the overall vision for development in the borough and strategic policies that will help us achieve it. Camden Local Plan (2017) contains in more detailed, technical policies that support the strategic policies of the core strategy.

Policy E1 Economic Development

The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. We will:

- a. support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;
- i. recognise the importance of other employment generating uses, including retail, education, health, markets, leisure and tourism.

Policy E2 Employment premises and sites

The Council will encourage the provision of employment premises and sites in the borough. We will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy.

Policy T1 Prioritising walking, cycling and public transport

The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.

PLANNING CONSIDERATIONS

Policy E1 seeks to support the economic development within the council and seeks to promote businesses of all sizes. Due to the size and nature of the office it will only ever be able to cater for small businesses. With the introduction of a Chiropractic clinic it will allow for a self-employed practitioner or small scale company operate from this unit. This size unit is currently hard to find within the borough and normally at extortionate prices. Part A of policy E1 states it will promote small business in particular start-ups. The applicant is submitting this application on behalf of a startup Chiropractic professional who is looking to start their own work. Part I of policy E1 looks at the importance of employment within health. With the potential tenant being a practitioner within health this policy is satisfied on several levels.

Policy E2 states 'The Council will encourage the provision of employment premises and sites in the borough. We will protect premises or sites that are suitable for continued business use, in particular premises for small businesses'. Although the property will fall out of the B use class which is normally seen to be business usage due to the size and nature of the property - the proposed tenant will solely run its business from this premises therefore ensuring the continued business use of the unit.

The proposed development is not considered to cause any adverse impacts in terms of amenity from the current usage as it will remain unaltered.

The proposals are located within a building and location where the proposed would be appropriate and complimentary to the wider function of the area. The change of use would also strengthen the mix and diversity of uses within Highgate High Street. Directly opposite the proposed development site is a dental practice (D1) which is located within a building which is majority residential. This proposal will be similar to that of this operation.

With good transport links to the local area – the proposal will not increase or have a detrimental impact on the local areas access and roads. As stated within policy T1 the local council seek to promote sustainable transport. With the lack of parking within the area it means clients of the Chiropractic will have to seek alternative transport links rather than driving to the premises. With the lack of parking within the application approving the B1a use this will be similar to that of the proposed development. Therefore, this development is considered to be a sustainable development in line with the council's policy and the NPPF.

Existing refuse & recycling collection agreements will be adopted as per approved under application reference 2012/6826/P.

CONCLUSION

With the above & accompanying information, it is respectfully requested that this application for planning permission for a change of use from B1a to D1 be approved. It is deemed that this change of use does not negatively affect the surrounding area adversely in any way and should be viewed as a positive development for the local community. The proposed is in line with the NPPF, London Plan and local policy.

The above said, we look forward to validation of the application and approval from the council.