

Henry Sit
13 London Road
London
SE1 6JZ

Application Ref: **2017/1400/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

31 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
62 Parkway
London
NW1 7AH

Proposal:
Retrospective consent for the change of use of the ground floor from retail grocers (Class A1) Health and beauty salon (Sui Generis).

Drawing Nos: Urban Harmony, 62 Parkway ground floor plan and Site location plan.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans 2 Parkway ground floor plan and Site location plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The mixed use hereby permitted shall not be carried out outside the following times 11:00 - 22:00 daily.



Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby approved shall operate as a mixed use health centre (Sui Generis) only, in accordance with floorplans and supporting statements hereby approved and shall be used for no other purpose in the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, without first obtaining planning permission, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the occupation of the building does not adversely affect the immediate area and the primary retail frontage in terms of its retail function, vitality and viability and of local amenity in accordance with policies G1, TC1, TC4, A1 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, TC1, TC2, TC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting retrospective planning permission:

Retrospective consent is sought for the retention of a health centre within sui generis use. The health centre provides; reflexology, massage, and hair and beauty treatments. The proposal would not involve any internal or external changes to the host building. As such, it is considered that no harm would be caused to the character and appearance of the conservation area as the shopfront is considered to be in keeping and given that there is no intervention proposed to the external façades of the host building.

The frontage on which the application site is located 26-120 Parkway is classified as a "Sensitive Frontage" The policy aims to balance the uses in these frontages by allowing flexible change of use in the future while protecting retail and other facilities". It is not anticipated that the proposed use would have a detrimental impact with the vitality or viability of the wider area. In addition, the proposal would not result in an over-concentration of usage within the health and beauty use class. The application site is located within a frontage of 37 commercial premises extends along Parkway between the junctions of Arlington Road and Gloucester Avenue. The frontage currently comprises 12 retail (Class A1) units, which equates to 32% of the frontage. As such, no objection is raised to the change of use to sui-generis.

The development is located in a highly accessible location and would not result in a

harmful impact on transport conditions.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site, have been taken into account when coming to this decision. No objections were received to this application.

As such, the proposed development is in general accordance with policies D1, D2, D3, G1, A1, TC1, TC2, TC3 and TC4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

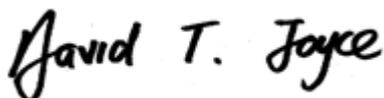
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

