

# CONSULTATION SUMMARY

## Case reference number(s)

2018/5714/P

## Case Officer:

Obote Hope

## Application Address:

246-248  
Kentish Town Road  
London  
NW5 2AB

## Proposal(s)

Change of use from A2 (Financial services) to mixed-use development consisting of A1/A3 (Retail and Cafe) at ground floor level.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0

## Summary of representations

- The Kentish Town Neighbourhood Forum comments are summarized below:
- No objection to the change from A2;
  - The franchise is considered within the same category as a Café Nero (Class A1). Therefore, why cannot the use be A1 only;
  - Can restriction be placed that the front of the property be used as A1 whilst the rear would be within A3 use, and;
  - The percentage of A1 use has eroded over the years and we should

take the opportunity A2 with A1 if it is practical to do so.

Officers comments are as follows:

- *It's duly noted that the unit is within the A1 use class and a number of A1 uses have been eroded over the years. It is also noted that the use of the franchise consistent with A1 use. Such as, Café Nero and no primary cooking is being proposed on the premises. The National Planning Policy Framework 2019 stipulates that conditions 'should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects'. Given, that the bank has been closed for over a year and the change being proposed is for a use that would be consistent with A1 use. It is not considered that in this instance, the proposed change of use would be otherwise unacceptable and the development could be made acceptable through the use of conditions that restricts the A1 use to the front whilst the A3 would be to the rear. However, the following informative would be attached: Please note that with regards the Class A1/A3 flexible use, the lawful use of the premises will default to whichever use is in occupation 10 years from the date of this permission.*

**Recommendation:-**

**Grant planning permission with conditions**