

Application ref: 2019/2769/P
Contact: Mark Chan
Tel: 020 7974
Date: 17 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Mrs Ya Qiu
105c Burnley road
London
NW10 1EG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
75 Heath Street
London
NW3 6UG

Proposal: Change of use to beauty salon (Sui generis).

Drawing Nos: Location Plan and Ground Floor 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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Location Plan and Ground Floor plan (Last received 28/05/2019)

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

Informative(s):

- 1 Reasons for granting permission:

The proposed development includes the change of use to the ground floor unit to a beauty salon which is classed as Sui Generis. The unit is currently a Chinese remedies clinic (Class A1) but according to the planning history of the site, the unit has in fact been changed to A2 use since October 2000 (APP/X5210/A/00/1047266) and the current use is unlawful.

The application unit is located within the Hampstead Town Centre within the secondary frontage where the Council would expect to protect and retain 50% retail function within the frontage. The parade of units within this part of the secondary frontage currently falls just below the 50% threshold. There is no objection to the loss of the A1 floorspace in policy terms as it would not alter the existing percentage of retail and non-retail uses within the frontage. Given that there are retail units from No. 57 to No. 71 and the units on either side of the application unit are restaurants, it is not considered that the use of the application unit as a beauty salon would result in over concentration of similar uses within the frontage. Overall the proposed beauty salon is considered to maintain and enhance the viability and vitality of the designated secondary frontage in accordance with policies TC2 and TC4.

Whilst the application unit is within a Grade II Listed building, no exterior or interior changes are proposed, thus it is not considered that the proposal would adversely impact the character and appearance of the building or its historic fabric externally or internally. It would also not result in any detrimental impact upon the residential amenities of residents within the upper floors of the block or neighbouring occupiers in terms of loss of daylight or sunlight, privacy or sense of enclosure.

Due to the satisfactory existing servicing arrangements and only 2x new employees are suggested for the new beauty salon, the proposed change is unlikely to result in disruption in this regard. The application site has a high PTAL level, as such there would be no anticipated transport implications as a result of the change of use. Due to the scale and type of the development, there is no requirement to provide cycle parking in this instance.

No objections have been received in relation to the proposed development. The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy EC1 of the Hampstead Neighbourhood Plan 2018 and policies A1, A4, TC2, TC4 and T1

of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer