

CONSULTATION SUMMARY

Case reference number(s)

2019/4187/P

Case Officer:

David Peres Da Costa

Application Address:

Unit 5
Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Proposal(s)

Change of use of from office (Class B1a) to cafe (Class A1).

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	0
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<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>Dartmouth Park Neighbourhood Forum - Comment</p> <p>Thank you for consulting the DPNF on these two applications. We have the following comments:</p> <p>In our consultations on the draft Dartmouth Park Neighbourhood Plan, many concerns were expressed about the conversion of offices to other uses, especially in light of the conversion of a number of offices in the area to residential use in recent years. The draft Plan therefore contains the following policy (CE4a) that supports keeping buildings in office use:</p> <p style="padding-left: 40px;">resisting proposals for change of use from existing office and business uses to other uses not included in use class B1 (Business) unless it has been demonstrated that the site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time (and not less than 12 months);</p> <p>The application in respect of the gym contains assertions that the units that would be the gym have been unoccupied for a number of months, but there is no indication of what marketing activities have been undertaken, or for how long. The applicant should be asked to demonstrate that an office use</p>
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is no longer viable, in accordance with the draft policy.

We are also concerned that the proposed hours of operation of the gym (from 6 am to 8 pm) would unduly disturb local residents, in particular those in Glenhurst Avenue.

Officer response

1. *Economic Development have reviewed the application and support the change of use. Spectrum House has a significant proportion of vacant B1 floorspace which is being marketed. Whilst the application represents a loss of business floorspace, the proposal does seek to improve the amenity of the space for the tenants of Spectrum House, who include a range of small businesses. Therefore, the change of use to a café would improve the letability of the remainder of Spectrum House, ensuring more of the B1 floorspace was occupied. It does also offer the opportunity for further employment as part of its new use, albeit at lower densities than the current B1a.*

The gym application is being assessed separately under planning reference 2019/4420/P

Recommendation:- Grant planning permission