

Application ref: 2019/5321/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 15 January 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Regal Offices LLP
4-5 Coleridge Gardens
London
NW6 3QH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
69 Fairfax Road
London
NW6 4EE

Proposal:
Change of use of ground floor and basement from retail (Use Class A1) to beauty salon (Use Class Sui Generis).

Drawing Nos: Location Plan (unnumbered), DWG-01 & DWG-02

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: Location Plan (unnumbered), DWG-01 & DWG-02.

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

- 3 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, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times: 08:00-22:00 Monday to Saturdays, and 10:00-18:00 Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site sits within the Fairfax Road Neighbourhood Centre, wherein CPG Town Centres and Retail (2018) requires a minimum of 50% of ground floor premises to remain in retail use, and seeks to avoid more than three consecutive non-retail uses located within a single frontage. This is to ensure the neighbourhood centre continues to provide for the day-to-day needs of people living, working or staying nearby. Any non-retail use (Class A1) should be appropriate for the neighbourhood centre status.

A site visit was conducted to establish the existing mix of uses within the frontage. This was verified against the Council's planning records and retail survey to establish the lawful uses of ground floor units within this part of the frontage.

There are a total of 12 A1 retail units (including the application site) and 8 non-retail within the neighbourhood centre frontage. The change of use would therefore not result in fewer than 50% of ground floor premises in A1 use, nor would it result in a run of 3 or more consecutive non-retail uses. The proposed sui-generis (beauty salon) use is considered to be an appropriate use for the neighbourhood centre, and would not harm the retail function of the wider shopping parade.

There are no external alterations proposed as part of this application, as such no design considerations arise from the proposal. Given the proposed use, the development would not result in undue harm to neighbouring amenities.

No third party comments were received following public consultation, and the site and surrounding planning history has been considered in the determination of the application.

As such, the proposed development is in general accordance with policies A1, A4, TC1, TC2 & TC4 of the Camden Local Plan 2017, The London Plan 2016,

and NPPF 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 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.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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



Daniel Pope
Chief Planning Officer