

Application ref: 2019/5858/P
Contact: Alyce Jeffery
Tel: 020 7974 3292
Date: 27 April 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

O&D Property Consulting LTD
9 The Tannery
Buntingford
SG9 9AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
270 Belsize Road
London
NW6 4BT

Proposal: Change of use from cafe (Class A3) to nail and beauty salon (Sui Generis) (Retrospective).

Drawing Nos: Site Location Plan; 270BS/PE1; 270BS/E1.

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 [270BS/PE1; 270BS/E1]

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

Informative(s):

- 1 Reasons for granting permission.

The applicant seeks permission for retrospective change of use from cafe

(Class A3) to nail and beauty salon (Sui Generis). The application site is located within the Kilburn Town Centre, however it is not located in a primary or secondary shopping frontage. No external changes are proposed.

Policy TC2 aims to provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice. The Town Centres CPG (2018) states that the Council will generally resist the concentration of uses that would harm Kilburn's attractiveness to shoppers or have a negative impact on residential amenity.

In 2000, an application for change of use of the ground and basement floors from retail to a professional/financial service within Class A2 was granted (PWX0002118). The application site was most recently operating as a café (Class C3) which is a town centre use, but did not contribute to the retail function of the Kilburn Town Centre. The retrospective change of use is considered acceptable as the nail and beauty salon would contribute to the variety, vibrancy and choice of shops available to residents within the Town Centre and would therefore comply with policy TC2.

Given the nature of the proposal, officers do not consider there would be an impact upon the amenity of the neighbouring occupiers with regards to daylight, sunlight, privacy, outlook or noise and vibration.

In addition given the change from café (A3) to nail and beauty salon (Sui Generis), it is unlikely that there will be any net increase in transport impacts from the proposed use. No onsite parking is available to staff or customers and therefore no parking issues are considered to occur.

One objection was received following public consultation on the scheme, however the issues raised are not planning considerations and as such are not afforded weight in the consideration of the proposals. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies G1, TC1, TC2, TC4, T1, A1, A4 of the Camden Local Plan 2017, The London Plan 2016, and NPPF 2019.

- 2 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.
- 3 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+Re>

quirements+%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.

- 4 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).
- 5 The display of an advertisement without consent is a criminal offence under Section 224(3) of the Town and Country Planning Act 1990. Under Section 225 of the Town and Country Planning Act, Section 10 of the London Local Authorities Act 1995 and Section 11 of the London Local Authorities Act 1995 the Council has powers to enter the land and remove the display. As such, the Council will commence prosecution/action to secure the removal of the advertisement.
- 6 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