

# CONSULTATION SUMMARY

## Case reference number(s)

2019/3481/P

## Case Officer:

Charles Thuaire

## Application Address:

6 Highgate Road  
London NW5 1NR

## Proposal(s)

Change of use of ground floor from Class D1 surgery to Class A1 hair salon

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	0
					No of support	1

<p><b>Summary of representations</b></p> <p><i>(Officer response(s) in italics)</i></p>	<p>Consultation by site notice- 7.8.19 to 31.8.19</p> <p><u>Kentish Town Neighbourhood Forum supports-</u></p> <p>We support this application to bring back into use what has otherwise been empty premises.</p> <p><u>54 Twisden Rd objects-</u></p> <p>Could become an unsuitable A1 use for this location, eg. takeaway snackbar, A2 estate agents via permitted development, etc;</p> <p>A D1 use is more appropriate and beneficial; part of 1<sup>st</sup> floor of previous building was in D1 use and officers previously thought the smaller ground floor unit would continue to be viable as a D1 use, thus DAS argument that</p>
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the unit is not readily suitable for D1 use is not acceptable;

Shop has not been 'vacant for 4 years' according to applicant, as building was rebuilt and completed in late 2018;

Condition 6 of 2014/3517/P dated 16.3.15 (and 2017/0465/P dated 22.6.17) requiring approval of shopfront still needs to be discharged but new shopfront has now been installed; internal layout shown does not correlate with this shopfront.

*Response-*

*There is no valid reason to restrict the use of an A1 unit in this location nor object to an alternative non-retail use- the unit is in a very fringe secondary frontage which is not attractive to retail uses.*

*Numerous other D1 uses exist in the area- 16 dental practices and 10 doctor surgeries within 1 mile area; a marketing exercise has shown that the unit is not suitable nor attractive to future D1 tenants here - very little interest was shown by potential tenants and none for D1 use, with only one visitor who dismissed unit due to small size- limited interest was due to secondary location, poor layout, lack of prominence, size too small for requirements for D1/D2 use; modern requirements for D1 surgeries mean the unit's layout and space is too small, especially when ancillary features such as staff facilities and toilet are included, and it is very unlikely that a surgery would nowadays employ only one person.*

*Accepted- new unit was not vacant until after redevelopment was complete in 2018; however marketing exercise was carried out in May-Dec 2019.*

*Shopfront design as installed is traditional and acceptable; however its installation is not the remit of the applicant as a future shop tenant here. An informative will be added to remind of the need to discharge this condition. Revised plan shows that the floor layout now correlates with elevation.*

**Recommendation:-**

**Grant planning permission**