

227, Brecknock Road, London, N19 5AA

Planning Statement

1. Introduction

This planning application is for the change of use of the ground floor of 227, Brecknock Road, London, N19 5AA from the current commercial use (Class E) to nail/beauty salon (sui generis). For this change, no structural changes or building work is required other than cosmetic redecoration and a general refurbishment.

2. Site Location and Description

The application site is a three storey property located on Brecknock Road. The proposed development relates only to the ground floor of the property. This area is a mix development and mostly dominated by commercial/retail activities on the ground floors which have flats on the upper floors. The site is not in a conservation area and the property is not listed.

3. Proposal - Change of Use

The applicant seeks a planning application for a change of use of the ground floor of the building from commercial use (Class E) to nail/beauty salon (Sui Generis). This proposal seeks to change the whole ground floor from a pizza café into a nail/beauty salon and the proposed opening times would be:

Mondays to Saturdays: 10.00am to 7.00pm

Sunday: 12.00pm to 5.00pm

4. Design and Access Arrangements

4.1 Design

There is no change to the existing features of the building except for slight changes on the interior layout to cater for the needs of the nail/beauty salon business along with cosmetic redecoration and a general refurbishment.

4.2 Access

The existing access via Brecknock Road to the property will remain unchanged.

5. Planning Policies

5.1 National Policy

National Planning Policy on retail is found in the National Planning Policy Framework 2021 (NPPF).

Chapter 7 of NPPF aims to ensure the vitality of town centres. Paragraph 86 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Local authorities should

promote competitive town centres that provide customer choice and a diverse range retail offer. In addition, paragraph 81 states that planning decisions should help create the conditions in which businesses can invest, expand and adopt. This proposal complies those objectives.

5.2 The London Plan

Chapter 2, Policy SD6 Town centres and high streets

A. The vitality and viability of London's varied town centres should be promoted and enhanced by:

1) encouraging strong, resilient, accessible and inclusive hubs with a diverse range of uses that meet the needs of Londoners, including main town centre uses, night-time economy, civic, community, social and residential uses

3) delivering sustainable access to a competitive range of services and activities by walking, cycling and public transport

5) ensuring town centres are the primary locations for commercial activity beyond the CAZ and important contributors to the local as well as London-wide economy

6) supporting the role of town centres in building sustainable, healthy and walkable neighbourhoods with the Healthy Streets Approach embedded in their development and management.

I. The varied role of London's high streets should be supported and enhanced.

In addition, paragraph 2.7.6 further states that being able to access convenience retail, specialist shops and services is important for supporting the daily lives of Londoners and for creating and sustaining strong and inclusive communities.

Chapter 6, Policy E9 Retail, markets and hot food takeaways

A. A successful, competitive and diverse retail sector, which promotes sustainable access to goods and services for all Londoners, should be supported in line with the wider objectives of this Plan, particularly for town centres.

C. Development Plans and development proposals should:

1) bring forward capacity for additional comparison goods retailing particularly in International, Metropolitan and Major town centres

2) support convenience retail in all town centres, and particularly in District, Local and Neighbourhood centres, to secure inclusive neighbourhoods and a sustainable pattern of provision where there is less need to travel

3) provide a policy framework to enhance local and neighbourhood shopping facilities and prevent the loss of retail and related facilities that provide essential convenience and specialist shopping

This proposal complies with the above policy. Apart from the Yoga & Pilates Studio adjacent to this property and another barber shop, the rest of the shops along Brecknock Road are food and drink establishments. This proposal will support diverse range of uses and deliver sustainable access to a competitive range of services within the local community since there is currently no nail/beauty salon along Brecknock Road.

5.3 Camden Local Plan 2017, Chapter 9 Town centres and shops

Policy TC2 Camden's centres and other shopping areas states that the Council will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors. We will:

b. 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

Further, in paragraph 9.25 it is stated that *Camden has many individual shops, cafés and small shopping and service parades, complementing the role of larger town and neighbourhood centres. These provide for the day to day needs of the local population, workers and visitors and help provide locally accessible facilities for people with mobility difficulties. They also play an important social role in the surrounding community, as well as contributing to the character and identity of the local area.*

It is also stated in paragraph 9.48 that ***small shops, often run by independent traders and providing specialist shopping, help to sustain the diversity, vibrancy and character of our centres and smaller shopping areas and provide suitable premises for local businesses.*** As the retail market changes there is a trend towards fewer larger shops. Many residents have expressed support for measures to encourage small shops and initiatives to encourage and promote retail diversity and entrepreneurialism in the borough.

Policy TC5 Small and independent shops

The Council will promote the provision of small shop premises suitable for small and independent businesses. We will

c. encourage the occupation of shops by independent businesses and the provision of affordable premises

The proposed change of use to allow the operation of a nail/beauty salon business at the property will support the Council's above policies in promoting provision of small shop premises suitable for small and independent business. This proposal would complement the existing town centre and therefore would contribute to the vitality and viability of the area.

6. Planning Issues/Considerations

6.1 Impact on the vitality and viability in terms of loss of retail floor

The proposed change of use will not result to loss of key retail floor space as the property was last used as a pizza café/takeaway (A3 and now Eb use with effect from September 2020). There are now 3 food and drink establishments along Brecknock Road and therefore the change of use from a pizza café to a nail/beauty salon will not result in loss of food drink and entertainment uses too but on the other hand, support diversity to provide variety, vibrancy and choice to the local community.

6.2 Impact on transport, highway and parking

The proposed change of use (Nail/Beauty Salon) will be a low impact generating business activities. Business operating hours are between the hours of 10.00am to 7.00pm Mondays to Saturdays and 12.00pm to 5.00pm on Sundays. Customers will attend the shop individually, preferably by prior appointments, and therefore there will be no crowd or customers congregating as a group on the site or premises. Customers are mostly local residents, and most customers would be arriving on foot or public transport. Those travelling by public transport will use nearby bus service or Tufnell Park Tube line. The proposal is in favour of sustainable development which encourage greener modes of

transport and travelling. It is considered that the proposal would not result to any significant impact on transport, highway and parking in the area.

6.3 Impact on the environment in terms of waste management

The proposed use would not generate any industrial waste in comparison to retail uses where there are constant deliveries and disposal of packaging material waste, etc. This proposal will not generate industrial waste, and if there is any waste, it will be managed by the applicant, the site has a waste and recycle service area.

6.4 Impact on neighbouring amenities/uses in terms of noise, nuisance and disturbances

The main activities that would be conducted on site would be manicure and pedicure services. There is hardly any noise conceivable that will be audible outside the property. It is therefore considered that the proposed use would not have a significant impact on neighbouring amenities in terms of noise, nuisance and disturbances.

7. **Conclusion**

Based on the above, the proposed development would not affect the character and the appearance of the area in terms of design, neighbouring impact or transport and highways impact. In the absence of any known planning related impact, this planning permission application should be granted pursuant to S.38 (6) of the Planning and Compulsory Purchase Act 2004, which states that Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, if they are relevant, unless material considerations indicate otherwise.