

Mr Ransford Stewart  
Stewart M&PS Ltd  
The Windmill Studio Centre  
106 Pembroke Road  
Ruislip  
HA4 8NW

Application Ref: **2017/6824/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

21 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**206 Kilburn High Road**  
**London**  
**NW6 4JH**

Proposal:  
Change of use of existing ground floor unit from retail (Use A1) to health and beauty salon (sui generis) with alterations to shopfront and installation of rear door

Drawing Nos: A1.0; A1.2 (Existing); A1.2 (Proposed); Design and Access Statement (Ref: 0127/206KIL/APN).

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A1.0; A1.2 (Existing); A1.2 (Proposed); Design and Access Statement (Ref: 0127/206KIL/APN).

Reason:

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

#### Informative(s):

- 1 Reason for granting permission:

The application seeks to change the use of the existing ground floor unit from retail (Use A1) to a health and beauty salon (Sui generis). Although the change of use would result in a loss of an A1 unit, the operation of the unit as a hair and beauty saloon would be akin to an A1 use and would provide an active frontage which would contribute to the vitality and vibrancy of the Town Centre without causing harm to neighbour amenity.

The proposed shopfront is considered appropriate in terms of design and materials to the character, appearance and scale of the building. It will retain the existing fascia board and architectural elements above. The alterations to the elevation at ground floor level are removal of the recess which would make the shopfront flush with the highway; change from double entrance door to a single door and frameless glass door and window panelling. These works are considered to be of a minor nature that do not significantly alter the appearance of the building.

The proposed shopfront alterations are not considered harmful to the character and appearance of the host building, street scene and the character of the retail frontage along this commercial part of Kilburn High Road, given the context of modern and surrounding modern shopfronts.

At the rear, minor developments include the creation of a new door opening which is considered to be acceptable due to its position at the rear of the building within a servicing alley/area where the rear of the buildings have a number of rear access doors and staircases.

The proposed works are considered to not cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account

when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D3, A1 and TC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework, the London Plan 2016 and the National Planning Policy Framework.

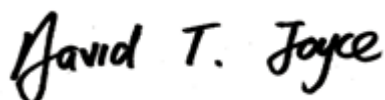
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).
- 4 Please be advised that should you wish to operate the unit in any other uses within the Sui Generis Use Class, this would require a further submission of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning