

SECTION '2' – Applications meriting special consideration

**Application No :** 14/03229/FULL2

**Ward:**  
**Chislehurst**

**Address :** 16A High Street Chislehurst BR7 5AN

**OS Grid Ref:** E: 543886 N: 170825

**Applicant :** Mr Altaf Jilani

**Objections :** YES

**Description of Development:**

Change of use from Retail (Class A1) to Beauticians/Health Spa (Sui Generis use)

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads  
Retail Shopping Frontage Chislehurst

**Proposal**

The proposal seeks the conversion of a Class A1 retail unit to a beauticians/health spa (Sui Generis Use).

At the time that the premises were visited these appeared to be vacant, having last been used as a dry cleaners.

The application is accompanied by a Planning, Design and Access Statement.

**Location**

The application site is situated along the eastern side of Chislehurst High Street, approximately 50 metres south of its junction with Park Road.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- there is already an excessive number of beauticians and hair salons in the High Street
- lack of retail shops along the High Street

- addition of a further beauticians would saturate an-already very competitive market
- positive addition to the High Street

### **Comments from Consultees**

No Environmental Health objections raised.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan (UDP) and the London Plan:

S4 Local Centres  
 S10 Non-Retail Uses in Shopping Areas  
 BE11 Conservation Areas

Chislehurst is a Local Centre designated in the UDP

### **Planning History**

Under application ref. 06/00240, planning permission was granted to construct a single storey L-shaped extension (approximately 65sq metres in area) within a vacant plot between Nos. 16 and 18 High Street, Chislehurst. Planning permission was again granted under ref. 09/00429 following the expiry of the original permission.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the retail character of Chislehurst High Street.

Policy S4 of the UDP relates to local centres where the Council will not normally permit a change to a non-retail use where:

- (i) it would not harm the retail character of the shopping frontage;
- (ii) have no adverse impact on residential amenity;
- (iii) would not create a concentration of similar uses;
- (iv) attract visitors during shopping hours; and
- (v) complement the shopping function of the centre

Policy S10, regarding non-retail uses in shopping areas, also advises that in retail frontages, the Council will not normally permit uses that do not offer a service to visitors unless:

- (i) there has been long term vacancy and a lack of demand for a retail or service use can be proven; and
- (ii) the proposed use is in premises where it would not undermine the retail viability of the centre.

The application premises occupies a fairly central position within Chislehurst High Street between Park Road and the Queens Head Public House. There is a total of 13 units located within this section of the High Street: the shops to the north of the application premises comprise predominantly of A1 retail uses, whilst the units to the south include a cross-selection of A1, A2 and A3 uses. At present, the A1 use class makes up approximately 60% of the total shop uses along this section of the parade. The proposed conversion of the application premises to a beauticians/health spa will reduce this figure to 54%. Taking account of the terms of Policy S4 it is not considered that the loss of this A1 unit will fundamentally harm the retail character of the shopping frontage, which broadly reflects the composition of uses within the wider High Street. Whilst objections have been raised that this proposal will lead to an over-concentration of similar uses in the area and will lead to excessive competition in the sector, it is not considered that the proposal will significantly affect the overall retail character of the area. Furthermore, it is note the role of the planning system to act as a check on competition.

Taking the above points into consideration, this proposal is considered to be acceptable, in that it will not undermine the retail character or viability of the High Street or harm the retail character of the shopping frontage.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/00240, 09/00429 and 14/03229, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACJ04      Provision of window display  
          ACJ04R      J04 reason
- 3      The use shall not operate before 08:00 or after 20:00 Monday to Saturday or  
          before 09:00 or after 17:00 on Saturdays and Sundays.  
          ACJ06R      J06 reason (1 insert)                      BE1

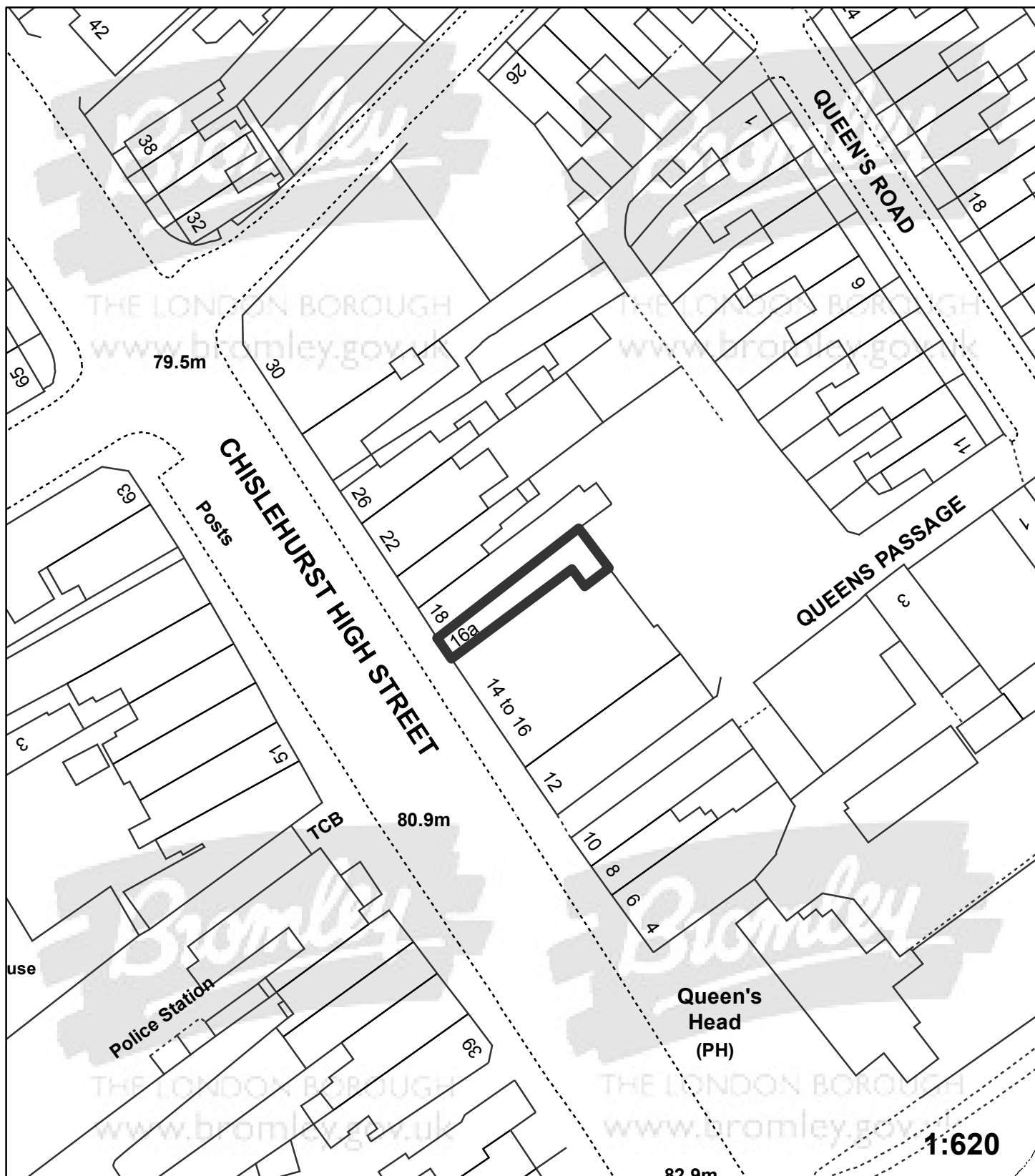
## **INFORMATIVE(S)**

- 1      Before the use commences, the Applicant is advised to contact the Licensing Team of Environmental Health & Trading Standards regarding Massage and Special Treatments Licence issued under the London Local Authorities Act 1991 on: 020 8313 4218.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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