

Delegated Report

Full Planning Application

Planning Application No:	20220612
Location:	The Nuthouse Barber Shop Ltd, 152 Parrock Street, Gravesend
Description:	Change of use of basement storage room within barbershop to be a tattoo parlour (sui generis)
Applicant:	Mr Anthony Cherry, The Nuthouse Barbershop

Submitted Documents/Plans

Application form;
Drawing 'Site Location Plan';
Drawing 'Existing & Proposed Floor Plans'; and
Photographs.

Relevant Planning History

Reference	Description	Decision	Decision Date
20110375	Change of use of storage area into A1 retail use.	Permitted	28.06.2011
19900430	Installation of a new shopfront incorporating an entrance door to the flat above.	Permitted	05.07.1990

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- TC9 – Shopfronts
- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards
- AP2 – Parrock Street

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 7 – Ensuring the vitality of town centres
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

GBC Environmental Protection

Initial comments:

This service does not have any objections, however, would wish for the following condition/s to be applied: prior to first use noise assessment and code of practice on construction and demolition.

Further comments:

The noise condition was applied primarily due to the potential for residential use of adjacent premises in the future. Whilst the tattoo equipment and work is unlikely to cause a noise nuisance, screams/shouting resulting from people getting a tattoo may cause an issue.

This was recommended more as a precaution than anything else as we understand the business will be operated from a basement in a particularly noisy area. We therefore do not have an issue with you removing this condition if you feel it unnecessary.

We recommend the below condition is applied regarding hours of use.

‘No works or ancillary operations associated with this development audible at the site boundary, shall take place on the site on any day except at the following times: 1100 and 1800 hours’.

The above condition was also applied to 20 East Milton Road Gravesend Kent, Tattoo Studio.

11:00 to 18:00 is a standard opening/closing time for most Tattoo Parlours in Gravesend and we recommend they operate within the aforementioned hours.

GBC Highways

No objections as this is a town centre location with adequate public car parking available.

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties and on site. The consultation periods expired on 25 August and 17 October 2022 respectively.

No letters of representation have been received.

Local Ward Councillors were also consulted and no responses were received.

Officer's Analysis

Proposal

The application seeks full planning permission for the change of use of a room within the barbershop to be a tattoo parlour (sui generis).

There are no external alterations. The proposal involves the use of the existing basement storage space for the proposed use.

Principle of Development

152 Parrock Street is a three storey property facing onto Parrock Street and backing onto Edwin Street. The Nuthouse Barbershop currently occupies the ground floor. The surrounding properties and premises comprise a mixture of uses including a pub to the right of the application site on the corner of Edwin Street and Parrock Street, and a beauty salon to the left.

Paragraph 86 of the NPPF 2021 supports the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. The application site lies within the Gravesend Town Centre Opportunity area as defined on the Policies Map of the Gravesham Local Plan Core Strategy 2014, and within Area Policy 2 (AP2) (Parrock Street) of the Gravesham Local Plan First Review 1994. Policy CS05 of the Core Strategy relates to the Gravesend Town Centre Opportunity Area and states this area will be the principal focus for town centre related economic and social activities, achieved by consolidating the existing retail area and encouraging a mix of employment uses.

Saved Policy AP2 of the Local Plan 1994 states that proposals that continue to provide small, low overhead premises for shops and non-office services will be acceptable in principle along the frontage of Parrock Street, provided they do not adversely affect residential properties or traffic conditions.

The application proposal will bring an empty space within the basement of an existing retail unit into use. The change of use would not result in the loss of the main retail unit. Moreover, the proposed use as a tattoo parlour is a commercial use and would not be considered to undermine the vitality of the area and its retail function; rather it would add to its viability. It is therefore considered that the proposed tattoo parlour is an appropriate use in this location and would not harm the character of the area. The proposal would therefore comply with Policy CS05 of the Gravesham Local Plan Core Strategy 2014 and saved Policy AP2 of the Local Plan 1994.

Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

In line with Policy CS05 (Gravesend Town Centre Opportunity Area) of the Core Strategy 2014, it is important that redevelopment is supported where this improves townscape character.

In relation to shopfronts, saved Policy TC9 of the Local Plan 1994 states that the Borough Council will resist developments that would result in existing shopfronts of traditional design and materials being lost, and that would result in the installation of security grills and shutters on the exterior of shopfronts.

No external changes are proposed under this application. However, it would be considered appropriate to add an informative to ensure the applicant is aware that any future shopfront or signage changes may

require planning permission and advertisement consent respectively.

The proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land, and avoid adverse environmental impacts from pollution, including noise, air and odour pollution.

The site is situated within the Air Quality Management Area (AQMA) for the Gravesend A226 One Way System. However, given that the proposal does not involve a residential use and the use of the basement as a tattoo parlour will not give rise to any adverse air quality impacts, there are no concerns on this basis.

Noise impacts are unlikely to be significant given the existing and surrounding town centre uses. However, there are residential properties nearby and the use may give rise to noise from the tattoo equipment and potential customer noise. Environmental Protection have therefore recommended that a condition be imposed for hours of use to be 11:00 to 18:00, which is a standard opening/closing time for tattoo parlours in Gravesend and has been used on similar proposals nearby. This will help protect residential amenity.

A tattoo parlour is subject to licencing by GBC Environmental Protection and as such, amenity would also be protected by this process. An informative can be attached to any planning permission granted to ensure that the applicant is aware of the requirement for licencing.

An informative is also recommended to ensure that sufficient capacity for commercial refuse storage is provided.

Overall, the proposal complies with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Parking and Highways

The site is in a sustainable town centre location, in close proximity to public car parks and public transport facilities. The parking and highways impact of a tattoo parlour in the basement room of the existing barbershop is not likely to be significantly different to the existing use. It is therefore considered that there would be no adverse parking or highways impacts from the proposal, and it would therefore comply with saved Policies T1 and P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposal is considered to be acceptable in terms of the principle of the change of use of the basement room to a tattoo parlour, and with regards to design, residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS05, CS11 and CS19 of the Core Strategy 2014, saved Policies T1, P3 and AP2 of the Local Plan 1994, and paragraphs 86, 111 and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
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Signed:	<i>K. Parkin</i>	Signed:	
Dated:	18 October 2022	Dated:	18 October 2022

Gravesham Borough Council