



Colin Haigh
Head of Planning

Mr S Barker
33 Bancroft
Hitchin
SGS 1LA

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

05 November 2019

Dear Mr Barker,

Application Reference: 6/2019/2511/PA

Proposal: Pre-application advice for change of use of premises to nail/beauty salon

Location: 40 Wigmores North Welwyn Garden City AL8 6PH

Advice: Level 1 Change of Use

Thank you for your pre-application enquiry which was received on 8th October 2019. Please note that this is an 'in principle' response and does not consider the design of the proposal or go into alterations that might be required. A site visit is not included as part of a Level 1 response either.

The site is located within the Welwyn Garden City Conservation Area and lies within the Primary Core Retail Zone of Welwyn Garden City town centre, forming part of its Mixed Use Frontages.

As such, Policy TCR8 of the District Plan 2005 is relevant. It states 'Within the designated Mixed Use Frontage in the primary retail core of Welwyn Garden City town centre, planning permission will be granted for changes of use of Class A1, A2 and A3 uses and for uses which provide community, leisure and cultural facilities. A minimum of 50% of any one linear frontage must remain in Class A1 retail use and a minimum of 80% in uses within Class A. In a Mixed Use Frontage where less than 50% of the linear frontage is in Class A1 Retail use, planning permission will not be granted for change of use to non-retail uses'.

The proposed change of use would be to a nail/beauty salon, which would be classed as sui-generis.

The site makes up part of the frontage on the western side of Wigmores North. The frontage on this part of Wigmores North (34-54) is made up of 6 units of varying width, and has a total width of approximately 58 metres. The units in this row are summarised below:

Putterills – A2
Nature Health – A1
Connells – A2
Tabrizi (application site) – A1
Godshaw Jewellers – A1
Ladbrokes – Sui Generis

The unit's most recent use was as an independent clothing store (A1) and therefore it will result in the loss of retail space in the frontage. In this instance half of the existing uses that make up this shopping frontage fall outside of an A1 use, of which a minimum of 50% should be retained within any one frontage.

As a result of the proposal, a total of 42 metres of the shopping frontage would not be within an A1 use and as such this would equate to approximately 72% of the total shopping frontage not within an A1 use. The proposal would therefore be contrary to Policy TCR8.

In terms of the emerging Local Plan, the site is located within a Secondary Frontage. Policy SADM4 of the Local Plan states within such frontages, the Council will support proposals for change of use provided that;

- at least 30% of the secondary frontage (by length) will remain in A1 use
- there will be no more than five adjoining units in uses other than A1, and
- there will be no loss of an existing active frontage to a non- active frontage.

The remaining A1 units would only represent approximately 27% of the frontage. In order for planning permission to be considered contrary to the criteria above, Policy SADM4 states that it will need to be demonstrated through active and extensive marketing over a period of at least 12 months that there is a lack of demand for an A1 retail use. No evidence has been put forward to suggest this and on this basis the application is likely to be refused.

No information has been submitted in respect of noise, odour and extraction equipment to be installed on the premises, or the design.

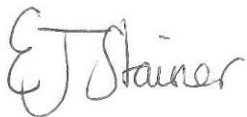
Is the development likely to be approved or refused?

Approved Refused

This advice represents my personal professional opinion and is given without prejudice to the decision of the Local Planning Authority in respect of this enquiry or any future application which may be submitted. Please note that there may be other issues which come to light when a planning application is submitted and consultations carried out.

Should you have any questions, please contact me.

Yours sincerely,



Ms Emily Stainer

Development Management Officer