

## Appendix - 1

### London Borough of Tower Hamlets

#### Neighbourhood Shops Policy

##### **SCOPE OF POLICY**

- 1.1 The policy is intended to cover all neighbourhood and local shops owned by the Council (listed in appendix 1).
- 1.2 The policy will also cover broader “social” uses such as doctors and dentists who operate in the vicinity of these parades.

##### **2. REASON FOR POLICY**

- 2.1 The policy aims to provide the Council, shop tenants and local people with a clear indication as to what the Council hopes to achieve from retaining these parades.

##### **3. POLICY**

###### **3.1 The Council supports the retention of local parades.**

Reason: it is considered important that people have the choice to shop locally. It offers convenience and reduces car use. Local shops also help the local economy and employ local people.

###### **3.2 The Council will seek to encourage uses which meet the needs of local people.**

Reason: Local parades must adapt to meet local needs if they are to prosper. The Council will find ways for local people to express their views as to what they would like to see in parades.

###### **3.3 The Council will give preference to uses which demonstrably meet local needs and/or create employment opportunities.**

Reason: Parades must serve local people’s needs and the Council wishes to encourage employment.

###### **3.4 The parades produce a valuable source of income. They will therefore be managed in a commercial manner, subject to the other policy objectives.**

Reason: The Council wishes to see strong local businesses and expects businesses to be commercially viable, however, it does not expect to directly support these through rent subsidies. It will aim to create an environment where tenants can trade successfully and will manage tenants in a sympathetic manner, where appropriate.

### 3.5 Policy regarding changes of use:

In parades where there are existing A3 and A5 uses (restaurant/hot food takeaway) uses, the Council as landlord will not allow a shop to change its use to Class A3 and A5 (restaurant/takeaway) but will support proposed changes of use that encourage the sale of healthy food, including fresh fruit and vegetables. Furthermore, where a unit becomes empty and available for let, there will be a presumption against A3 and A5 uses, however, this will be considered in the context of the viability of the parade and the existing level of provision locally.

- a) When considering any applications due consideration will be given to 3.5 above, as well as other estate management issues such the vitality of the parade and cross-trading (i.e. duplication of trades and competition issues).
- b) Change of use to A2 (financial services) will only be considered if it does not have a detrimental affect on the remainder of the parade.
- c) Changes of use to community use will be considered on its merits and local circumstances including the possible impact on the vitality of the parade and balance of trades.
- d) Uses which compete with existing trades in a parade will generally not be considered.

Reason: Successful parades house a good “tenant mix” i.e. a mix of complimentary uses where undue cross trading between tenants is minimised. A3 and A5 uses, particularly takeaways, can create dead “frontages” as they often only open in the evening. This detracts from the rest of the parade and can also cause nuisance problems.

## 4. NEIGHBOURHOOD USES

- 4.1 To assist in identifying “acceptable uses” the Council has compiled a **guide** listing uses which are considered to fall within a definition of a neighbourhood use.
- 4.2 The list is not definitive and decisions on acceptable uses will be principally determined by the balance of existing uses in an area, the needs of local people or any particular requirement the Council may have. It is accepted that the list may change as markets develop and local demands change and the Head of Valuation and Estates has the discretion to revise the list.
- 4.3 Applications for uses outside the list will be considered on their merits in the context of the overall policy and circumstances in a parade. The list is attached as an annex to this policy.

## PLANNING PERMISSION.

- 5.1 The Council’s role as landlord is entirely separate from its role as Local Planning Authority. The fact that planning permission has or could be obtained for a certain use does not override the policy, as landlord’s consent will be considered

independently. Similarly, the fact that the Council as landlord may wish to see a certain use will not mean that planning permission would be obtained.

London Borough of Tower Hamlets  
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<b><u>USE</u></b>	<b>USE</b>
Art Shop	Greengrocer
Baker	Hairdresser
Beauty Salon	Health Food Shop
Bookmakers	Ironmongers/Hardware Shop
Butchers (including Halal butchers)	Launderette/Dry Cleaners
Car Accessories	Locksmiths
Carpet Shop	Off-licence
Chemist	Opticians
Children's Clothing/Baby Shop	Medical Clinic
Chiropodist	Music/Record Shop
Clothing	Pet Shop
Computer Shop	Sports Shop
Confectioner, Newsagent & Tobacconist	Toy Shop
Cycle Shop	TV Rental Shop
Dental Clinic	Locksmith/shoe repairs
Doctors Surgery	Post Office
DIY	Charity shop
Electrical Shop	Small supermarkets
Fishmongers	
Florist	
Furniture Shop	
Gift/Card Shop	