

2019/0881/P – 42 England's Lane, Belsize
Park, London, NW3 4UE



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Photos



1. Front elevation of existing shopfront



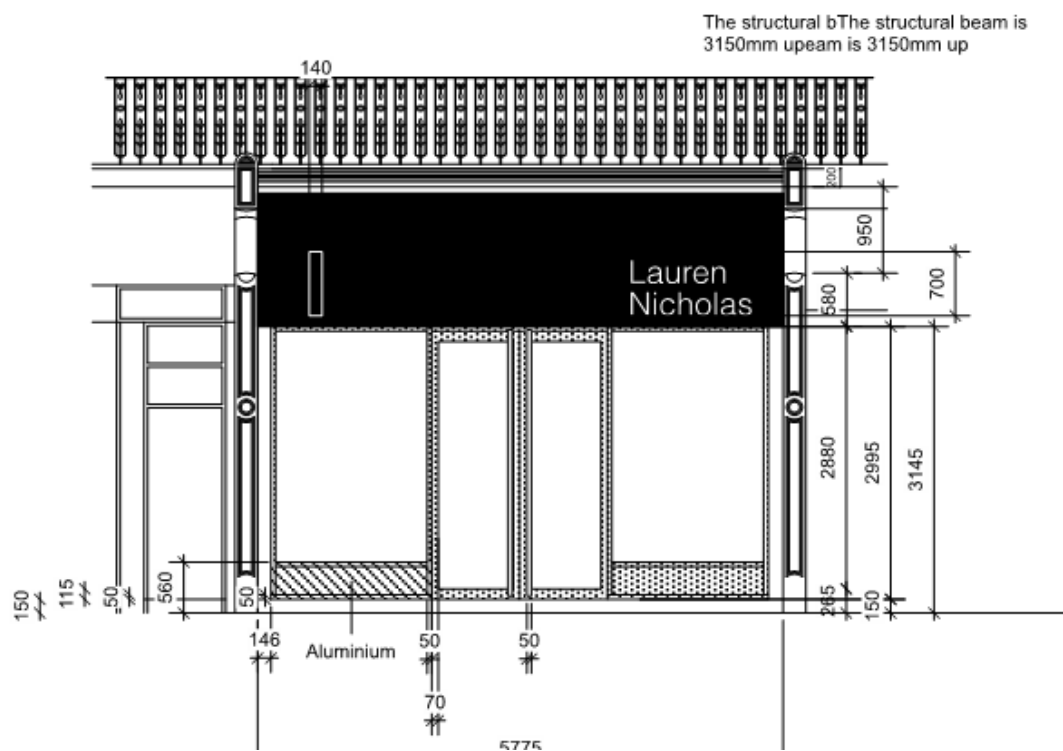
2. View looking to the right of the site



3. View looking to the left of the site



4. View looking opposite the site



Proposed shop front

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	26/07/2019
		N/A / attached		Consultation Expiry Date:	21/07/2019
Officer				Application Number(s)	
Jaspreet Chana				2019/0881/P	
Application Address				Drawing Numbers	
42 England's Lane Belsize Park London NW3 4UE				<i>See decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement shop front					
Recommendation:	Grant conditional planning permission				
Application Type:	Full planning permission				

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 21/06/2019 (consultation end date 15/07/2019). The development was also advertised in the local press on the 27/06/2019 (consultation end date 21/07/2019).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Belsize CAAC: Belsize Society:	Objections were received on behalf of the Belsize CAAC and Belsize Society. Their objection comments can be summarised as follows: <ul style="list-style-type: none">• Object, please show adjacent properties and submit full details of design.• This application is missing the necessary information about it context – elevations of existing façade alongside the adjacent facades and the proposed facade shown flanked by the adjacent facades. Same applies for the plans and the photos of the existing context. <u>Officer's response:</u> <i>Please see sections 2 and 4 of the report below.</i>			

Site Description

The site forms part of a four storey terrace of shops with flats above. The terrace is rendered with stucco detailing and balconies at first floor level. The site lies within the Belsize Conservation Area and the terrace is listed as making a positive contribution to the conservation area. The site is also part of the England's Lane Neighbourhood Centre.

Relevant History

The planning history for the application site can be summarised as follows:

EN11/0989 Unauthorised shopfront – Enforcement notice issued on 20th February 2012

2011/4047/P - Display of internally illuminated fascia sign and projecting sign to shop (Class A1) – Granted – 26/10/2011.

2011/4342/P - Installation of a new shopfront to an existing retail unit (Class A1) – Granted and warning of enforcement action – 26/10/2011.

2012/4317/P - Variation of condition 2 (accordance with approved plans) of planning permission 2011/4342/P decided 26/10/2011 for the installation of new shop front to an existing retail unit (Class A1) – Granted and warning of enforcement action – 12/10/2012.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- D4 Shopfronts
- DM1 Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

Conservation Statements:

- Belsize Conservation Area Statement (2003)

Assessment

1. The proposal

1.1. Planning permission is sought for the replacement shopfront.

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to address concerns raised by officers. The revision made to the proposed scheme can be summarised as follows:

- Raise the stall riser of the proposed shopfront (560mm in height).

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Residential Amenity

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

4.2. The existing shopfront was retrospectively replaced sometime between 2008 - 2012. There is also an extant enforcement notice (EN11/0989) that took effect on 20th February 2012. It has taken a long time to resolve the shopfront issues and receive appropriate plans and a valid application, however the current application seeks to make amendments to comply with the Enforcement Notice.



Fig.1 Jun 2008 – Shopfront before being replaced



Fig.2 – Jun 2012 till present – Shopfront replaced retrospectively to the above design

- 4.3. The current proposal involves replacing the existing shopfront with a new shopfront constructed of black anodised aluminium in a similar slim-lined design form however with a taller stall-riser; which takes inspiration from the previous shopfront before 2008. The shopfront form with two tall double doors and two large areas of glazing would remain the same.

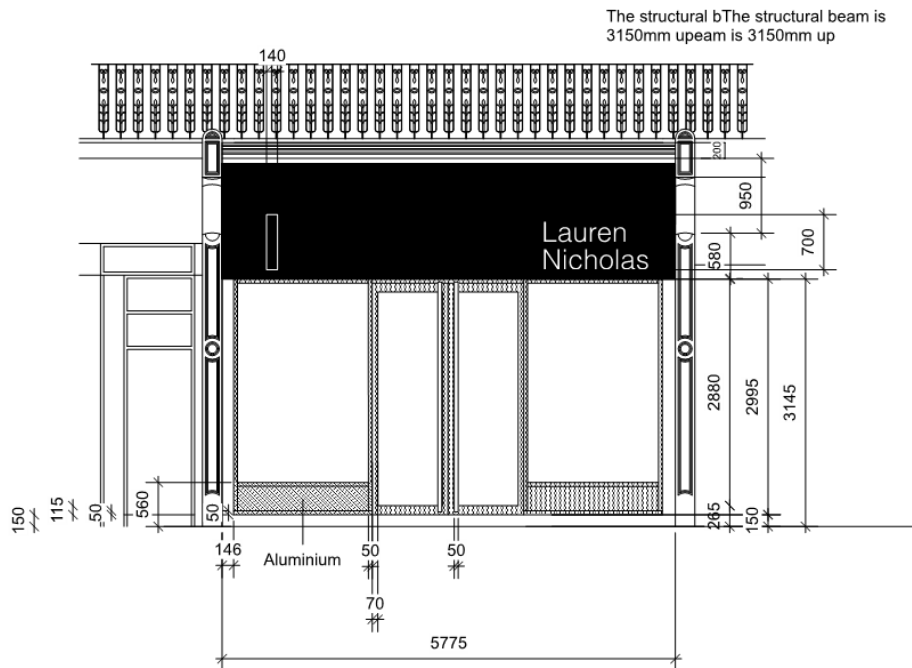


Fig.3 – Proposed shopfront design

4.4. The surrounding area has a mixture of traditional and modern shopfronts. Please see below the site context photographs which show the variety in shopfront style, form and design types.



Fig.4 All 3 photos showing site context

- 4.5. The proposed shopfront would not be out of keeping with the existing street scene and would blend in with the style, design and form of other shopfronts along this existing parade of business uses. The colour and material proposed would be similar to the existing one and would be considered acceptable.
- 4.6. The fascia and projecting sign are not proposed to be changed as part of this application, if a new owner is to take over this shop, then new advertisement consent would be required for new signage.
- 4.7. As such the proposal would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. The proposal would therefore comply with policies D1 and D2 of the Camden Local Plan.
- 4.8. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5. Residential Amenity

- 5.1. The proposal is not considered to harm the amenity of any adjoining occupiers in regard to loss of light, overlooking or privacy impacts. The proposal complies with policies A1 and A4.

6. Conclusion

- 6.1. The development is thus considered to be in accordance with planning policies A1, D1, D2 and D4.

7. Recommendation

- 7.1. Grant conditional Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/0881/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 14 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Mr Tony Stratford
42 England's Lane
Belsize Lane
London
NW3 4UE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

42 England's Lane
Belsize Park
London
NW3 4UE

DECISION

Proposal: Replacement shop front windows and doors (Retrospective)

Drawing Nos: Site location plan, Proposed shopfront (Amended), Existing and proposed floor plan, Existing and proposed front elevation.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Proposed shopfront (Amended), Existing and proposed floor plan, Existing and proposed front elevation.

Reason:

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

- 3 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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully,
Chief Planning Officer

DRAFT

DECISION