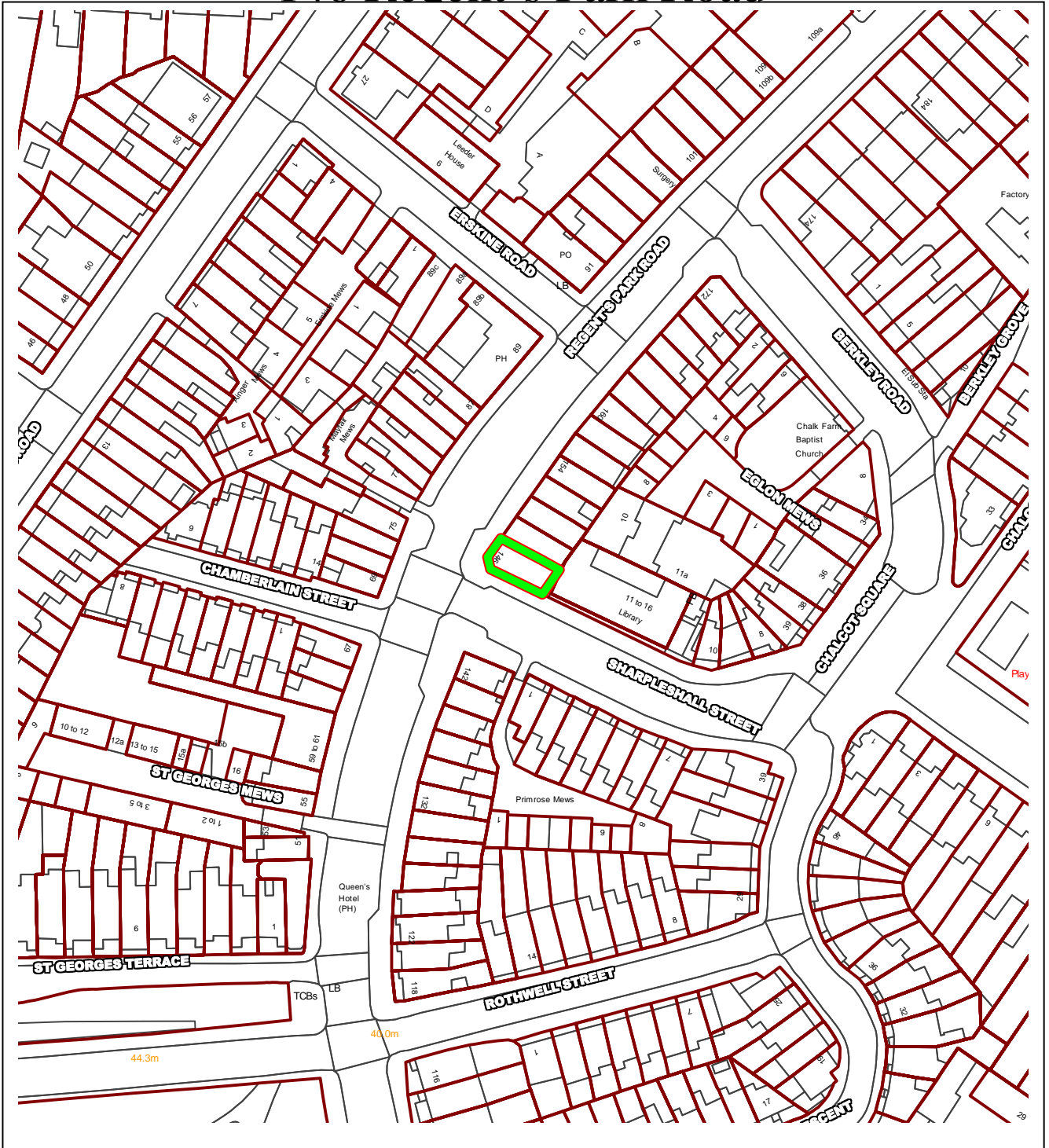


2023/4730/P

146 Regent's Park Road



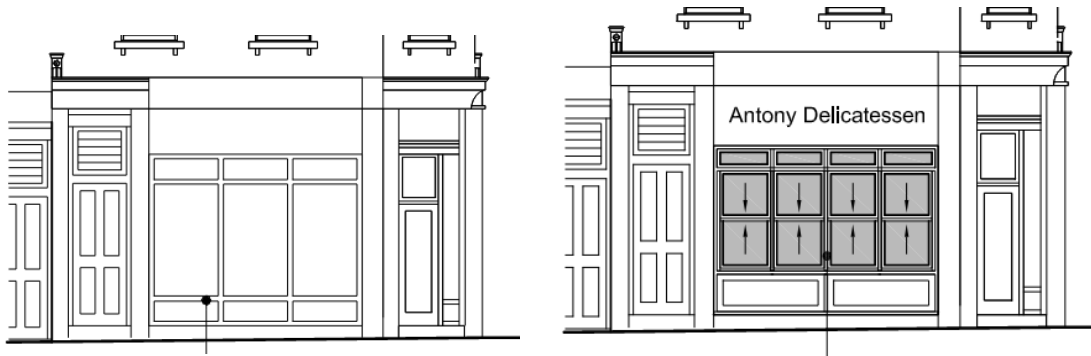
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1. Existing front elevation photograph from GoogleMap



2. Existing side elevation photograph (Sharples Hall Street) from GoogleMap



3. Existing front elevation (left) and proposed front elevation (right)



4. Existing side elevation (left) and proposed side elevation (right)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	30/01/2024
		N/A	Consultation Expiry Date:	07/01/2024
Officer			Application Number(s)	
Fast Track Team – Geri Gohin			2023/4730/P	
Application Address			Drawing Numbers	
146 Regent's Park Road London NW1 8XN			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of single glazed front and side windows with new double glazed timber sash windows and installation of new timber double glazed doors in existing side wall opening.				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 08/12/2023 to 01/01/2024. Press notice was advertised in the local paper on 14/12/2023 (expiring 07/01/2024).</p> <p>No consultation responses have been received from neighbouring occupiers.</p>					
The Primrose Hill Conservation Area Advisory Committee	<p>The Primrose Hill Conservation Area Advisory Committee objected to the proposals on 20th and 27th December 2023 as follows:</p> <ol style="list-style-type: none"> 1. <i>The application threatens the CA's shopfront integrity on Regent's Park Road, expressly covered in the CA Statement. For this reason, I am opposed to any opening windows on the front elevation. The original shopfront needs to be retained;</i> 2. <i>Can the decision require that the applicant submit details with technical specifications for the double glazed windows;</i> 3. <i>The side elevation window which has now become a door is equally objectionable. I am strongly opposed to opening doors here which are pointless, as they would be at least 0.5m above the pavement, whether opening inwards or outwards, as I would consider them a danger to the CA;</i> 4. <i>The proportions, rhythm and form of the proposed windows do not respect those of the original frontages. The subdivision of the proposed windows does not follow those of the original building; the frames are excessively heavy and disproportionate; the subdivided sash windows are inappropriate in scale and form; the stall-riser should be reinstated;</i> 5. <i>The proposed double door on the Sharpleshall Street elevation should be a single leaf, solid, panelled door to follow the distinction between the original shop frontages and the flank wall;</i> 6. <i>Any new glazing scheme should provide for the replacement of the external security shutters with internal grilles.</i> <p>Officer response:</p> <ol style="list-style-type: none"> 1. A number of shop within Regent's Park Road already have adopted opening sash windows as part of their shopfront and planning permission was granted in 2006 and 2008 for Nos. 57 and 71 (2006/0154/P and 2008/3504/P). 2. Existing and proposed windows and doors sections have been provided as part of this application. 3. The applicant has indicated that the door is required for practical reasons. The proposed side doors would facilitate the staff carrying out their duties during busy times, whilst also providing natural light to the rear of the shop. Furthermore, the height between the shop floor and the street level would not be an issue as the wall thickness is sufficient to allow steps to be formed within the overall width of the wall, so there would be no need for steps to project into the area of 					

the public highway.

4. Although the proposed sliding sash are quite chunky, the application site is a robust Victorian building with big 1/1 sashes in the upper elevation. With regard to the stall riser, officers did request revisions to reinstate it, and this is now included in the application.
5. The side door would open inwards, and officers feel that a single leaf would obstruct a lot of their circulation.
6. The replacement of the external security shutters doesn't form part of the assessment of this application.

Site Description

The application site is a ground floor unit of a four storey building located within the Primrose Hill Conservation Area. It is currently used as a Café/Deli/Takeaway and known as “Anthony Delicatessen”. It is located in the corner with Sharples Hall Street. Although not listed, it is considered to positively contribute to the character and appearance of the conservation area. It is not considered a shopfront of merit in the Primrose Hill Conservation Area Appraisal.

Relevant History

At the application site:

2022/3489/P - Installation of new window on side elevation to existing delicatessen (Class A1) - **Granted 28/11/2022**

2012/6058/P - Installation of new window on side elevation to existing delicatessen (Class A1) - **Granted 22/01/2013**

2009/5843/P - Change of use of rear ground floor annexe from residential (Class C3) to retail (Class A1) - **Refused and Warning of Enforcement Action to be Taken 05/02/2010**

2004/5404/P - Removal of existing skylight over basement and installation of metal staircase, door and windows to provide new lightwell and external access to basement level - **Granted 25/02/2005**

2004/3483/P - Conversion of existing single-family dwelling into 3 self-contained studio flats, incorporating rear part of adjoining retail unit at ground and basement. Creation of lightwell and stair access to basement - **Withdrawn 05/10/2004**

2004/2460/P - Extension of the existing retail unit into the ground floor portion of the existing residential accommodation to the rear. Internal alterations to the first floor and basement accommodation to create 2 studio flats including new external stairwell access to basement - **Withdrawn 15/07/2004**

PEX0100829 - Extend the existing retail unit at ground level into the ground floor of the residential annexe at the rear of the property and alterations to residential annexe to form studio flats at basement and first floor levels, alter the shopfront - **Withdrawn 23/11/2001**

PE9700639R2 (The Annexe) - Change of use of the rear extension from retail to a single family dwelling house, including the installation of a rail guard at first floor level - **Granted 20/02/1998**

P9601313 - The retention of staircase housing at roof level - **Granted 01/11/1996**

P9601516 - The removal of additional condition 02 of the planning permission dated 1st December 1992 (reference PL/9200004/R3) restricting the use of the rear extension to ancillary floorspace for the existing retail shop at ground floor level - **Granted 18/10/1996**

9400180 - The erection of a roof extension to residential flat - **Refused 28/03/1994**

9300625 - Amendments to the side elevation of 2-storey extension granted permission on 1.12.92 - **Granted 16/07/1993**

9200004 - Alterations to shopfront and the erection of a rear ground and first floor extension to the existing retail shop - **Granted 26/11/1992**

9003313 - The retention of a fourth floor for use as a sun lounge/ conservatory with two external roof terraces and alterations to the shop front - **Refused 23/08/1990**

8870389 (146/146A) - Demolition of existing two storey building - **Granted 09/10/1989**

8802500 (146A) - Change of use and works of conversion to provide a self-contained one bedroom flat at first floor level and one three bedroom maisonette at second and third floor levels above existing ground floor shop and basement storage - **Granted 09/10/1989**

CTP/H9/16/10/6484 - Erection of additional floor on back extension to form storage space for the shop - **Conditional permission 19/03/1969**

5829 - Erection of an additional storey at rear to form storage space - **Conditional permission 02/10/1968**

TP4865/10406 - To carry out alterations to the shop front to include bricking-up of the existing aisle window on the Sharples Hall Street frontage - **Permission 07/05/1964**

12517/170585 - Erect a brick garage - **Permission 05/01/1937**

Nearby sites:

2008/3504/P (71 Regent's Park Road) - Installation of a new shopfront and retractable awning in connection with ground floor level restaurant (Class A3) - **Granted 04/11/2008**

"The application was originally submitted for a fully openable glazed shopfront, however following concerns that this would not comply with guidelines in the Planning Guidance it was negotiated with the applicant to return to a more traditional form of shopfront."

"The proposed shopfront is traditional in design and the sympathetic materials of the new sash window and new door in keeping with the original shopfront." "The proposed sash window will be openable."

2006/0154/P (57 Regent's Park Road) - Installation of new timber sliding sash window and downlighting lamps to the shopfront of the existing restaurant (Class A3) - **Granted 16/03/2006**

"The proposal comprises the installation of a sliding timber sash window between the existing stallriser & transom." "The drawings as revised has removed the glazing bars & top lights to improve the window opening for sales transaction to the public." "Furthermore, the sash window is considered to enhance rather than detracting from the general proportions of the shopfront because of the retention of some of the traditional shopfront elements."

Relevant policies

National Planning Policy Framework 2023

London Plan 2021

Camden Local Plan 2017

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

D3 - Shopfronts

CC1 – Climate change mitigation

CC2 – Adapting to climate change

Camden Planning Guidance

CPG Design (January 2021)

CPG Energy efficiency and adaption (January 2021)

CPG Amenity (January 2021)

Primrose Hill Conservation Area Appraisal and Management Strategy (adopted January 2001)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1.0 Proposal

1.1 Planning permission is sought for the replacement of single glazed front and side windows with new double glazed timber sash windows and installation of new timber double glazed doors in existing side wall opening.

Revisions

1.2 The proposed plans were revised during the course of the application as it was considered that there was too much glazing. Officers also requested for the stall riser to be retained and for the side elevation door to include an inward opening door.

2.0 Assessment

2.1 The main issue is the impact of the proposed alterations on the host building as well as the impact on the wider conservation area.

2.2 Statutory Requirements

2.3 Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering applications for development which affects a listed building or its setting.

2.4 Likewise, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

3.0 Design and Heritage

3.1 Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas. Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. This is supported by the Primrose Hill Conservation Area Appraisal.

3.2 Policy D3 of the Local Plan requires new and altered shopfronts to feature a high standard of design and to consider the existing character, architectural, and historic merit and design of the building and its shopfront.

3.3 The Primrose Hill Conservation Area Appraisal and Management Plan (2001) states that *"proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the street, through respect for the proportions, rhythm and form of the original*

frontages.”

3.4 Planning permission was granted on 28th November 2022 for the installation of a new window on the side elevation (Sharples Hall Street) (2022/3489/P). Works have not been implemented and this new application includes the installation of a door instead of the approved window. At the time of the assessment of the previous application, it was noted that there was already a wide window placed on the opposite shop in the same position and it was considered that the addition of this window would be in keeping with the character of the Conservation Area. The new double-glazed door would be made out of timber with a glazed fanlight above and be painted anthracite grey. For safety purposes, it would be inward opening.

3.5 Also on the Sharples Hall Street elevation, it is proposed to replace an existing window with a timber double glazed sliding sash window which would be painted anthracite grey as its neighbouring door.

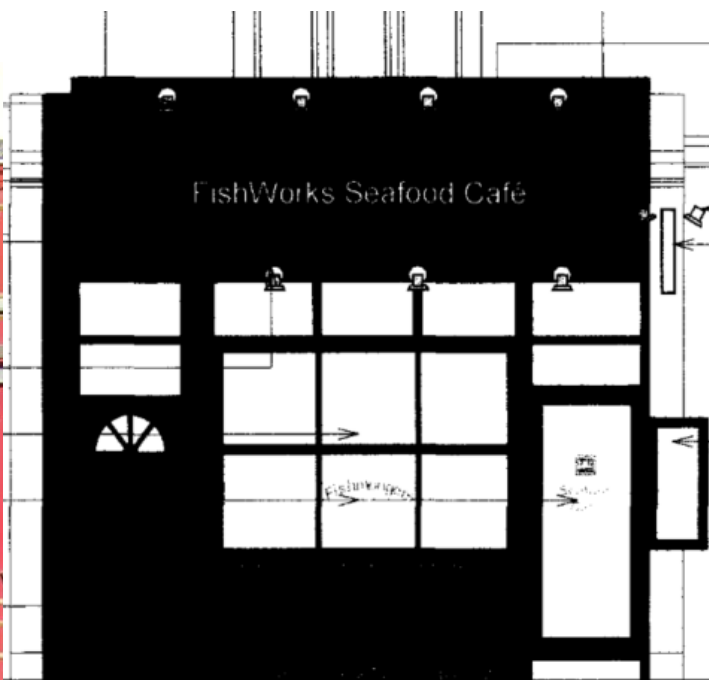
3.6 Finally, on the Regent’s Park Road elevation, it is proposed to replace the existing window with 4 double glazed timber sliding sash windows with fixed glazed panel above and the retention of the stall riser. The windows and the stall riser would be painted anthracite grey to match the window and door on the Sharples Hall Street elevation.

3.7 The proposal includes the installation of vertical sash windows to the Regent’s Park Road elevation. Victorian shopfronts often had sash windows. Furthermore, shopfronts at Nos. 57 (ARVO Café), 75 (Pamela Shiffer), 136 (Ripe) and 140 (Bens) (see images below) have all adopted vertical sash shop frontages. As mentioned above, the shopfront for no. 57 was granted planning permission as part of 2006/0154/P. Planning permission was also granted for no. 71 (2008/3504/P) for the installation of new timber sliding sash window and downlighting lamps to the shopfront of the existing restaurant. No. 146 (the application site) has a relatively modern 1970s shopfront which is not listed as a shopfront of merit within the Conservation Area statement. Whilst the proposal would split up the shopfront, this arrangement would not be uncharacteristic of Victorian shop fronts and also allows for a more solid appearance. The use of a traditional material like timber also is welcome and ensures that the arrangement is in line with the character of shopfronts in the area.

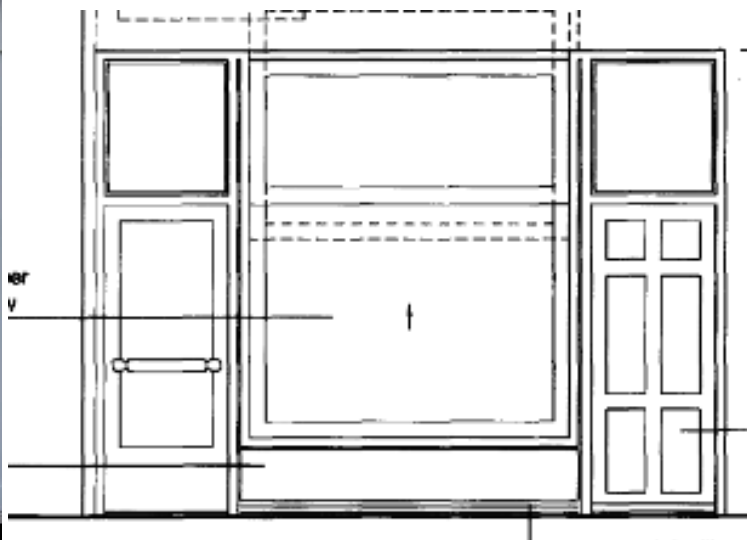
No. 146 Regent’s Park Road (application site) - Google Maps image from 2008:



No. 57 Regent's Park Road (Google Maps image on the left) and drawing approved under 2006/0154/P (on the right)



No. 71 Regent's Park Road (Google Maps image on the left) and drawing approved under 2008/3504/P (on the right)



3.9 Overall, the proposed shopfront replacement is considered to preserve the character of the host building and wider conservation area, thus complying with policies D1, D2 and D3 of the Camden Local Plan 2017.

3.10 Special attention has been paid to the desirability of preserving and enhancing the character or appearance of the listed building and surrounding conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 Sustainability

4.1 It is recognised that the use of timber for the front and side windows and the side doors is preferable to that of metal for both aesthetic and environmental reasons given its low carbon content, resilience and adaptability.

5.0 Amenity

5.1 Local Plan Policy A1 (Managing the impact of development) supported by CPG Amenity, seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

5.2 It is not considered that there would be an amenity issue with regard to the proposal as it is replacing an existing shopfront.

6. Conclusion

6.1 Overall, the proposed development is considered acceptable in terms of design and would not harm its contribution to the character and appearance of the Conservation Area, and there would be no significant adverse impact on the residential amenity of neighbouring occupiers. The development is also deemed consistent with the objectives, guidance and policies identified above and it is therefore recommended that planning permission and listed building consent be granted.

7.0 Recommendation: Grant conditional planning permission

DISCLAIMER

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 May 2024, 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: 2023/4730/P
Contact: Fast Track GG
Tel: 020 7974 4444
Email: Geri.Gohin@Camden.gov.uk
Date: 8 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE

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

Mr AZIM LALANI
146 REGENT'S PARK ROAD
LONDON
NW1 8XN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**146 Regent's Park Road
London
NW1 8XN**

DECISION

Proposal:

Replacement of single glazed front and side windows with new double glazed timber sash windows and installation of new timber double glazed doors in existing side wall opening.

Drawing Nos: 105; 200; 201 Revision A; 202; 203 Revision A; 204; 205 Revision A; 206; 207; 208; 209; Design and Access Statement dated 03 November 2023.

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: 105; 200; 201 Revision A; 202; 203 Revision A; 204; 205 Revision A; 206; 207; 208; 209; Design and Access Statement dated 03 November 2023.

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 policies 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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

DRAFT

DECISION