

Delegated Report		Analysis sheet		Expiry Date:		14/01/2014	
		N/A / attached		Consultation Expiry Date:		13/12/2013	
Officer				Application Number(s)			
Carlos Martin				2013/5237/P			
Application Address				Drawing Numbers			
5 Jamestown Road London NW1 7BW				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new shop front.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	43	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		Site notice displayed from 22/11/2013 to 13/12/2013. 1 response to inform application is retrospective. Grounds of objection not detailed in subsequent correspondence.					
CAAC/Local groups* comments: *Please Specify		None; not in CA.					

Site Description

The application relates to a ground floor shop of a four storey building located on the south side of Jamestown Road. The site is located within Camden Town Centre. The site is not located within a conservation area.

Relevant History

None

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving out heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Supplementary Guidance and Camden Planning Guidance

CPG1 Design (2013)

CPG6 Amenity (2011)

Assessment

It is proposed to replace the existing shopfront with a new fully glazed frameless shopfront. The existing centrally located doors would be removed and replaced with a new door located adjoining the upper flats entrance door. Also, the exiting fascia would be narrowed to match the fascia of the adjoining unit.

Although fully glazed shopfronts are not generally encouraged, the proposed alterations in this location are not considered to materially affect the design and appearance of the host building or the street scene given that this is a modern building that is not located within a conservation area. It is accordingly considered that the changes would be in general compliance with the objectives of policies CS14, DP24 and DP30 of the LDF, and thus are considered acceptable in design terms.

The proposed new entrance would be levelled and therefore the proposal is considered to have appropriate regard to the access for all objectives of the LDF.