

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>02/12/2013</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	11/11/2013
<b>Officer</b>			<b>Application Number(s)</b>	
Obote Hope			2013/6449/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
42-46 Kilburn High Road London NW6 4HJ			Refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	<b>Date:</b>
<b>Proposal(s)</b>				
Alterations to existing shop front including alterations to window layout and removal of plasterboard cladding to expose original brickwork.				
<b>Recommendation(s):</b>		Grant permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>36</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>Objection received from 44 Kilburn High Road</p> <p>Dentists of Shape Dental Clinic and tenants of the 1st Floor of 44 Kilburn High Rd have read with interest this application and its Design and Access Statement.</p> <p>According to this application we have vacated the premise.</p> <p>Let us make it clear for the record we have not vacated this premise. We are directly above the proposed site and we are not intending to vacate this premise and the access to our business is bisecting units 42 &amp; 46 on the Kilburn High Rd.</p> <p>We have no objection to the plans as per design but it is important to clarify that the first floor entrance door (that appears to be maintained in the proposal.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## Site Description

A four storey property on the corner of Kilburn High Road and Belsize Road. The building comprises a number of separate planning units incorporating retail on the ground floor, a dental surgery on the first floor and self-contained flats and maisonettes elsewhere. The site is not in a CA however forms part of the primary retail frontage within the Kilburn High Road Major Service and Shopping Centre.

## Relevant History

**2005/1622/P:** PP granted for the erection of a new external fire escape stairs from top floor residential unit on rear elevation of building. **Granted 13/07/2005.**

**PWX0302205:** PP granted for the replacement of existing timber double hung timber sash windows with UPVC double hung sash windows on the first, second and third floors front and side elevations. **Granted 30/05/2003.**

**A9600355:** AC granted for the display of two double sided internally illuminated projecting signs. Two fascia panels and three fascia signs on the Kilburn High Road and Belsize Road frontage. **Granted 17/05/1996.**

**9580213:** AC granted for display of internally illuminated clock sign. **Granted 27/02/1996.**

**9501035:** PP granted for alterations to shopfront in association with the change of use from (A2) bank to (A1) retail. **Granted 03/11/1995**

**8804144:** PP granted for the installation of an additional cash dispenser on the Kilburn High Road frontage. **Granted 19/10/1998**

## Relevant policies

### NPPF 2012

### LDF Core Strategy and Development Policies 2010

#### Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

CS17 - Making Camden a safer place

#### Relevant Policies in Camden Development Policies

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP30 – Shopfronts

### Camden Planning Guidance 2011

CPG1- Design (2013)

## Assessment

The application seeks permission for the installation of a new shopfront on the ground floor of this prominent building sited at the junction of Kilburn High Road and Belsize Road. The existing shopfront is of no architectural merit and is lacking in both coherency and quality in terms of both design and materials.

The proposed shopfront includes the removal of the existing windows and the insertion of four new windows on the Belsize Road elevation and four new windows and two entrance doors on the Kilburn High Road elevation. These anodised aluminium windows and doors will comprise of fully glazed panels of 3.1m in height. In design terms the equally spaced windows bring a level of consistency to the ground floor elevation. The existing entrance to the residential flats will be retained and much of the original façade (including two full height stone columns) revealed. This incorporation of the original fabric into the new shopfront design is highly desirable and welcomed.

The facing materials of the shopfront will be 'Gold Cashmere' granite which is considered to compliment the colour of the stonework on the surrounds of the upper floor windows and the fascia, cornice and columns. The 'Java Black' granite stallriser is compliant with the Council's SPG.

Approval is recommended.