

Delegated Report		Analysis sheet		Expiry Date:		05/04/2013	
		N/A / attached		Consultation Expiry Date:		11/04/2013	
Officer				Application Number(s)			
Carlos Martin				2013/0800/P			
Application Address				Drawing Numbers			
8 Kentish Town Road London NW1 9NX				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of condition 3 (approved drawings) of planning permission 2012/6162/P dated 14/01/2013 for the installation of a new shopfront, namely repositioning of mullions.							
Recommendation(s):		Grant					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 21/03/2013 to 11/04/2013. Site notice displayed from 13/03/2013 to 03/04/2013. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Camden Town CAAC: Objects <i>"The previous plan was far more balanced with a door each side of the central fenestration and the proportions were far better. The two doors are of different designs which would seem even odder if they were to be placed side- by - side."</i> <u>Officer's comment:</u> The proposal has been amended to take into consideration he above comments. The door would now remain where it was originally located.					

Site Description

The three storey mid-terraced building is located on the east side of Kentish Town Road, close to the busy main junction with Camden High Street and Camden Town Tube Station. The building comprises a vacant A1 shop unit at ground floor level and residential with separate entrance on the upper floors.

The premise's is located on a frontage within the Camden Town Centre and the Camden Town Conservation Area. The simple but attractive Victorian building is noted in the conservation area appraisal as making a positive contribution to the character and appearance of the area.

Relevant History

2012/6162/P: Installation of a new shopfront to existing retail unit (Class A1). Granted

2012/3419/A: Display of internally illuminated fascia and projecting signs. Refused

2011/2658/P: Erection of roof extension with front terrace and conversion of the upper floors from 1 x 2 bed flat to 1 x 2 bed and 1 x1 bed flats (Class C3) and installation of skylight to roof of rear ground floor extension to retail unit. Granted

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Camden Planning Guidance

Camden Town Conservation Area Statement

Assessment

Variation of condition 3 of planning permission 2012/6162/P is sought to relocate the two mullions of the approved shopfront further towards each side of the shopfront to make the central glass section wider than the two side ones, which would remain identical to each other.

The proposed amendments are minor and are not considered to alter the concept of the approved traditional shopfront scheme or to result in any harm to the character and appearance of the building or the amenity of neighbouring residential properties.

Recommendation: Approve variation of condition.