

Delegated Report		Analysis sheet		Expiry Date:		14/01/2013	
		N/A / attached		Consultation Expiry Date:		27/12/2012	
Officer				Application Number(s)			
Carlos Martin				2012/6162/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)							
Installation of a new shopfront to existing retail unit (Class A1)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 06/12/2012 to 27/12/2012. Site notice displayed from 30/11/2012 to 21/12/2012. No response.					
CAAC/Local groups* comments: *Please Specify		Camden Town CAAC: The proposed design is a great improvement to the existing elevation.					

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

2012/3419/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

The new shopfront complies with council's planning guidance for traditional shopfronts and is sympathetic to the character and style of the host building in terms of proportions, rhythm, materials and detailed design. The proposal would preserve and enhance the character and appearance of this part of the Camden Town Conservation Area by adding a traditional timber shopfront

The proposal has been amended to provide levelled access with an internal ramp and is now in compliance with council policies and guidance for disable access.

The proposed new shopfront would be non-openable and therefore no impact on neighbouring amenity is expected from the proposal.

Given the above points, approval is recommended.

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