

Delegated Report		Analysis sheet		Expiry Date:		04/01/2013	
		N/A / attached		Consultation Expiry Date:		11/12/2012	
Officer				Application Number(s)			
Carlos Martin				2012/6029/P			
Application Address				Drawing Numbers			
326 Kentish Town Road and 2 Fortess Road London NW5 2TH				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to 2x shopfronts to include installation of glazed windows and glazed doors (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	14	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		None, not in CA.					

Site Description

The proposal relates to a ground floor double commercial unit located on the junction of Kentish Town Road and Fortress Road. The site is not listed and does not form part of any conservation area. The shopping frontage forms part of the designated Kentish Town Centre.

Relevant History

2011/6084/P: Replacement of shop front and installation of new front door at ground floor level to existing shop (Class A1). 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

DP26 – Managing the impact of development on occupiers and neighbours

DP30 – Shopfronts

Camden Planning Guidance: 1 (design) & 6 (amenity).

Assessment

1. The proposal involves the installation of new shopfronts in this double commercial unit. The proposal has been amended to incorporate a levelled access and stallrisers.
2. The new shopfronts broadly comply with council's planning guidance and are sympathetic to the character and style of the host building in terms of proportions and rhythm. Although the shopfronts would be mostly glazed, they incorporate elements of a traditional shopfront such as stallrisers and corbels. The existing louvers and box fascia sign of the Kentish Town Road elevation would be removed and replaced with a new fascia to match the pilasters. Hence the proposal is considered to improve the appearance of the host buildings and the area generally and are considered acceptable in desing terms.
3. A new entrance situated on the Fortress Road elevation would provide levelled access; hence the proposal complies with council policies and guidance for disable access. The existing entrance to the shop and the entrance to the flats above are not levelled. However, in these cases the situation has not been made worse than as existing and is therefore considered acceptable. Due to the difference in ground levels, a small internal ramp is required for the new entrance, which is not considered to require planning permission. Building Control will ensure the ramp complies with the relevant regulation.
4. Overall, the Council considers that the proposed shop fronts comply with Policies CS5 and CS14 of Camden's Core Strategy and Policies DP24, DP26 and DP30 of Camden's Local Development Framework 2010
5. Recommendation: Grant

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