

Delegated Report		Analysis sheet		Expiry Date:		11/09/2012	
		N/A / attached		Consultation Expiry Date:		30/08/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3712/P			
Application Address				Drawing Numbers			
5 Elm Terrace London NW3 2LL				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of new shopfront to dentist surgery (Class D1).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
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 09/08/2012 to 30/08/2012. Site notice displayed from 01/08/2012 to 22/082012. No response.					
CAAC/Local groups* comments: *Please Specify		Mansfield CAAC: No objection.					

Site Description

2-storey mid-terrace building located on the northern side of Elm Terrace, in use as a dentist surgery.

The site forms part of the Mansfield Conservation Area.

Relevant History

9301054: pp granted for alterations to ground floor shop front. 15/10/1993

Relevant policies

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

DP29 Improving access

DP30 Shopfronts

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

Mansfield Conservation Area Appraisal

Assessment

Planning permission is sought for the installation of a new shopfront. The proposed new shopfront would be of a contemporary appearance but would feature elements of a traditional shopfront such as a stallriser, and would keep the existing side columns and corbels. The new shopfront would be mostly glazed. However, the transom line would align with the fanlights of the adjoining shopfront, thus reintroducing a degree of coherence in this small shopping parade.

The existing shopfront relates poorly to the character of the building and its replacement is welcome. The proposed new shopfront is considered to be an improvement to the character and appearance of the building and to the streetscene and the conservation area generally.

Access to the unit would be levelled and therefore the proposal complies with disable access requirements.

The proposal broadly complies with current LDF policies and planning guidance and therefore approval is recommended.

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