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| Delegated Report | | Analysis sheet | | Expiry Date: | | 06/08/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | 19/07/2012 | |
| Officer | | | | Application Number(s) | | | |
| Fergus Freeney | | | | 2012/2856/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Wagamama Unit 2 Kingswell 58 Heath Street London NW3 1EN | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| Installation of a new shop front including four folding doors and a stall riser (Class A3) | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 11 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Site notice: 15/06/2012 – 06/07/2012 Press notice: 28/06/2012 – 19/07/2012 No comments received | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Hampstead CAAC – No comments received. | | | | | |

Site Description

The application site is a retail unit that forms part of the Kingswell Centre, a 1970's mixed use development comprising shop units on the ground and first floors with residential above. The site occupies a prominent location north of Hampstead Underground Station. The building is clad in white render with a continuous band of aluminium framed glazing at ground and first floors that wraps around the contours of the building. The site lies within the Hampstead Conservation Area and the Hampstead Town Centre.

Relevant History

2011/4760/P - The installation of a new shopfront at ground floor level (Class A3). *Approved 02/11/2011*

2012/0029/P - Minor material amendment to planning permission (2011/4760/P) dated 02/11/2011 (for the installation of a new shopfront at ground floor level (Class A3)) as a variation of Condition 3 (The development hereby permitted shall be carried out in accordance with the following approved plans) involving alterations to the shopfront. *Approved 23/03/2012*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

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

Camden Planning Guidance 2011

Hampstead Conservation Area Statement

Assessment

Proposal:

Permission is sought for minor alterations to the shopfront to create a stallriser with opening sliding windows above.

Assessment:

The proposal would see the window layout remain broadly similar to existing with the vertical glazing bars in line with those above. However, a horizontal glazing bar would be installed at low level to give the appearance of a stallriser. This would allow for the installation of sliding glazed windows above to be installed.

Camden Planning Guidance advises that folding shopfronts are not generally acceptable as, when open they erode the appearance of the shopfront creating a visual void, when closed they can appear as a row of doors rather than a shopfront. However, in this instance the introduction of folding opening windows above stallriser level is considered to be acceptable, it is unlikely that they would be open so often as to detract from the appearance of the host building and when shut the glazing bars would match the originals.

The works are minor in nature and relate only to the shopfront, they would have no impact on the amenity of adjoining neighbours. When open they would be housed within the building line and would therefore not conflict with pedestrian movements.

Recommendation: Grant Planning Permission.

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