

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/06/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		07/06/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/1661/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 CANFIELD GARDENS LONDON NW6 3BS				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of new shopfront.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Press notice published from 17/05/2012 to 07/06/2012. Site notice displayed from 11/05/2012 to 01/06/2012.  No response.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None; there is no South Hampstead CAAC active currently.					

## Site Description

The application site comprises a three storey plus attic property located on the north western side of Canfield Gardens, close to its junction with Finchley Road. The property forms part of Dunluce House which incorporates nos. 4-8 Canfield Gardens. The building is not listed but is located within the South Hampstead Conservation Area and is within a Town Centre. The upper floors of the property have been converted into flats whilst the ground floor is occupied as a commercial unit. This application relates to the ground floor of no 4 Canfield Gardens.

## Relevant History

2009/1798/P: pp granted for retrospective change of use from retail use (Class A1) to financial and professional (Class A2).

## 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

DP29 – Improving access

DP30 – Shopfronts

**Camden Planning Guidance 1 (design).**

**South Hampstead Conservation Area Appraisal.**

## Assessment

1. The proposal involves the removal of part of the existing aluminium-framed shopfront and fascia to replace them with a new aluminium-framed shopfront including a new entrance, in connection with the conversion of the unit into two units internally linked.
2. The new shopfront broadly complies with council's planning guidance and is sympathetic to the character and style of the host building in terms of proportions, rhythm and detailed design. The proposal involves the introduction of stallrisers and would preserve and enhance the character and appearance of this part of the South Hampstead Conservation Area. Although aluminium is not a material generally considered suitable for conservation areas, in this case it is considered acceptable given that part of the existing aluminium shopfront is to be retained and it is considered that the use of timber for the new part would appear inconsistent.
3. The new entrance to the unit would be levelled; hence the proposal complies with council policies and guidance for disable access.
4. No impact on neighbouring amenity is expected from the proposal.
5. Given the above points, approval is recommended.

### Disclaimer

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