

4 April 2012

Delivered via Planning Portal

Regeneration and Planning
6th Floor
Camden Town Hall Extension
Argyle Street
London
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Our ref: NEWL2020/BC/DM

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Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION FOR NEW SHOPFRONTS AND EXTERNAL HARD LANDSCAPING
INCLUDING SECURITY BOLLARDS AND CONFIGURATION AND ENHANCEMENT OF THE
EXISTING CAR PARK AT 85 CAMDEN ROAD, CAMDEN, LONDON, NW1 9EX
PLANNING PORTAL REFERENCE: PP-01900068

We act on behalf of Newmark Properties (Camden 1) LLP and have been instructed to submit a planning application for new shopfronts and external hard landscaping including security bollards, and configuration and enhancement of the existing car park at 85 Camden Road.

Submitted Documents

The following documents have been submitted online via the Planning Portal and comprise the application submission:

- Planning Application Form, signed and dated;
- Land Ownership Certificate B, signed and dated;
- Agricultural Holdings Certificate, signed and dated;
- Design and Access Statement, prepared by RGP Architects, March 2012;
- Drawing: L001 Rev.C, Site Location Plan;
- Drawing: P001 Rev.C, Existing Plan;
- Drawing: SK-02 Rev.E, Proposed Plan;
- Drawing: E001 Rev.B, Existing Elevations; and
- Drawing: SK-04 Rev.C, Proposed Elevations.

A cheque for £170 made payable to your Council will be sent under separate cover as payment of the requisite planning application fee.

In addition to the above supporting material, we would be grateful if you would take the contents of this letter into account.

Background

The application site is identified as 85 Camden Road and is situated on the southern corner of Camden Road and Rochester Road.

The site is bounded by Camden Road to the south east; Rochester Road to the north east, Rochester Mews to the north west; and residential uses to the south west. The existing building comprises two retail units, operated separately by Carpetright and Topps Tiles, with five (part) storeys of residential accommodation above, together with separate car parking for the retail units and residential units. The retail units were formally a car showroom and have been operating as A1 retail units under planning permission LPA ref: 2006/3508/P.

Please see the accompanying Design and Access Statement for further details.

Proposal

This planning application concerns minor alterations to the shopfronts including the relocation of the larger units' entrance and an extension in height of glazing for the smaller unit, together with external hard landscaping works. The hard landscaping includes the installation of security bollards and configuration and enhancement of the existing car park, including the installation of a speed ramp and white line painting. No changes to the soft landscaping or existing access are proposed.

Planning Policy Review

The Local Development Plan comprises the London Plan (2011), Camden Core Strategy DPD (2010), and Camden Development Policies DPD (2010).

Relevant Local Plan Policies

Policy DP30 sets out the design criteria for new and altered shopfronts. The Policy states that the Council will require a high standard of design that is appropriate to the existing character and design of the building, the characteristics of shopfronts in the wider area, and the contribution to community safety in terms of natural surveillance. The proposed amendments to the shopfront are minor in nature and will not have any impact on the setting of Camden Square Conservation Area. In addition the commercial nature of the units and the fact that they are set back from the road means that they will not be incongruous in the street scene along Camden Road.

Conclusion

Against this background the proposed works are acceptable in terms of both national and local planning policy. They would maintain and enhance the existing retail offer of the units with appropriate design. In light of the above we respectfully request that planning permission is granted.

We trust the information submitted is appropriate for you to register the application, however please do not hesitate to contact Daniel Morris or Barry Cansfield at this office should you require any further information. In the meantime, we look forward to confirmation that the application has been received and registered.

Yours faithfully

TURLEY ASSOCIATES

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