

Delegated Report (Member's Briefing)		Analysis sheet N/A / attached	Expiry Date: 29/02/2012	Consultation Expiry Date: 02/02/2012
Officer Fergus Freeney		Application Number(s) 2011/6219/P		
Application Address 72-74 PARKWAY LONDON NW1 7AH		Drawing Numbers See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s) Installation of a new shop front including two new doors (Class A1)				
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	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Press Notice: 12/01/2012 – 02/02/2012 Site Notice: 06/01/2012 – 27/01/2012					
CAAC/Local groups* comments: <small>*Please Specify</small>	Camden Town CAAC object on the following grounds: <ul style="list-style-type: none"> - The proposed shopfront bears no relationship to the geometry or pattern of the windows above. - The windows/doors are unbalanced and unsymmetrical and the squashed appearance of the main door is unfortunate. - The recessed doorway to the basement will encourage antisocial behaviour. <i>Officer comment: The proposal has been amended to remove the recess</i> - Recessive colours should be chosen, ideally not the Sainsbury's Orange. <i>Officer comment: The applicant has confirmed in the design and access statement that the tiles would be replaced with a grey render. This treatment is considered to be recessive and appropriate to the conservation area.</i> 					

Site Description

The site is located on the north west side of Parkway. It comprises terraced buildings with a double width shopfront at Ground Floor level.

The site is not listed, but is within the Camden Town Conservation Area.

Relevant History

No relevant history

Concurrent applications:

2011/6222/P - Installation of 3 x air conditioning units, condenser unit and goods lift overrun enclosed by timber panel fence on rear first floor level roof all in connection with existing retail unit (Class A1).

Decision pending

2011/6221/A - Display of 1x externally illuminated projecting sign and 2x externally illuminated fascia sign. *Decision pending*

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

Camden Town Conservation Area Statement

Assessment

1. Proposal:

1.1 Permission is sought for alterations at ground floor level to install new glazing and doorways in connection with the use of the premises as a small supermarket. The shopfront spans the ground floor of two terraced properties.

2. Assessment:

2.2 The proposal would see the existing glazing and doorway replaced with glazing panes and glazed doors, two doorways would also be created at each side of the shopfront allowing access to the upper floors and basement of the building.

2.3 The proposal is broadly considered to be acceptable; the existing shopfront is not considered to be of significant architectural merit and appears to have been altered over time. The proposal would retain the existing shopfront openings in a relatively unchanged manner albeit with the addition of two doorways either side of the shopfront.

2.4 Whilst the windows and doorway do not fully line up with windows above - which is also the case with the existing shopfront - it is considered that the scheme would not result in there being a detrimental impact on the host building or wider street scene. A central column would be retained allowing the shopfront to be read as two separate units when seen in long views of the street and there would be a generally symmetrical appearance at ground floor level.

2.5 The proposal is broadly considered to comply with Camden Planning Guidance in that it respects the host building and wider conservation area. In essence the scheme does not alter the existing situation in any great way, other than by means of general refurbishment with slight alterations that do not detract or impact negatively on the host building or wider conservation area.

2.6 There would be no impact on the amenity of adjoining neighbours as a result of the scheme.

Recommendation: Grant Planning Permission

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