

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/08/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		28/07/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2011/2711/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2-3 Chalk Farm Parade Adelaide Road London NW3 2BN				See 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>							
Alterations to existing retail units (Class A1) at ground floor level, for the provision of a new shopfront to the front elevation.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<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	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Adjoining neighbours were consulted – no comments received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		No statutory local groups					

## Site Description

The site is located on the north side of Adelaide Road, close to Chalk Farm Station. The site comprises two vacant retail units at ground floor level.

The site is not within a conservation area and is not a listed building.

## Relevant History

No relevant history.

## 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

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

## Assessment

### Proposal:

Permission is sought for alterations to the shopfronts at 2 and 3 Chalk Farm Road to form one unit with A1 Use Class.

### Assessment:

The proposal would see the existing non-original shopfronts replaced with new glazed shopfronts with double doors in each unit. The parade of shops at Chalk Farm Parade consists of a varied style of shopfronts, none of which are original or of architectural or historic interest.

The proposal is considered to be acceptable in terms of design and would not have a detrimental impact on the appearance of the host building or wider streetscene.

As part of the proposal the two units would be combined to create a single unit with A1 Use Class. The properties are currently vacant, with the councils informal retail survey showing the last known use of 2 Chalk Farm Parade as being a Bar (A4 Use Class) and previously a betting shop (A2 Use Class). The previous use of 3 Chalk Farm Parade appears to have been a Pharmacy (A1 Use Class).

The applicant has confirmed that the new unit would be a Delicatessen/Coffee Shop selling products like Yoghurt, hot and cold drinks, sandwiches, salads etc, with no cooking or preparing of hot food (other than reheating) being proposed on site. It is considered that this type of use would fall under A1 Use Class.

Under the Town and Country Planning Use Class Order 1987 changes of use from A2/3/4 to A1 can take place without express permission from the Council, the proposal to change of use of 2 Chalk Farm Parade to A1 Use Class is therefore permitted.

### Recommendation: Grant Planning Permission

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