

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/12/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		03/11/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Anette de Klerk				2010/3472/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
258 Kentish Town Road London NW5 2AA				Refer to 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>							
Retention of new shopfront to ground floor shop (Class A1)							
<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>8</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups comments:</b>		Kentish Town Road Action (KTRA) objected to the change of use of 25% of the retail (Class A1) floor area to hot food takaway (Class A5), however this part of the application has been withdrawn.					

## Site Description

The application site comprises a four storey mid terrace property located on the east side of Kentish Town Road. The application refers to the ground floor of the premises which currently trades as a fishmongers shop (A1). The upper floors are in residential use (Class C3). The existing extract fan at rear ground floor level is to be retained.

The site is within a core shop frontage of the Kentish Town Centre. The site is not located within a conservation area.

## Relevant History

**3026:** The installation of a new shop front at No. 258 Kentish Town Road, Camden. Granted 18/01/1967.

**681/29/12/66:** Internally illuminated fascia sign with green and white letters. Granted 20/02/1967.

**AC.2155/P1:** A transom light sign, consisting of individual letters to read, "FISHMONGER" with red perspex faces and internally illuminated. Granted 02/04/1963.

## Relevant policies

### LDF Core Strategy and Development Policies

#### Relevant Policies in Camden Core Strategy

CS1(Distribution of growth)

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

#### Relevant Policies in Camden Development Policies

DP17 (Walking, cycling and public transport)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

DP30 (Shopfronts)

**Camden Planning Guidance 2006**

## Assessment

### Proposal:

Planning permission is sought for the retention of a new shopfront to a ground floor shop (Class A1).

### Design:

The main issue to consider as part of the proposal is the impact of the shopfront on the character of the building, the interest of the high street and the surrounding area.

The Council's guidance for shopfronts advises shopfront alterations should respect the detailed design, materials, colour and architectural features of the adjoining shopfronts and the building itself.

The new shopfront has a timber panelled stall riser to a height of 0.65m above the existing external ground level with timber framing with glass panel above. The inward opening glass door is also timber framed.

The adjoining and many other existing shopfronts on Kentish Town Road Road display a variety of styles and finishes. The style and materials of the new shopfront is considered to respect the character and appearance of the adjoining shopfronts. It is also considered that the scale, proportions and architectural style of the new shopfront is compatible with the parent building and the surrounding shopfronts and does not harm the character or appearance of the area. The proposed shopfront is considered to be acceptable in design terms.

### Amenity:

The retention of the new shopfront would have no detrimental impacts upon the surrounding neighbours and occupiers in terms of loss of privacy, sunlight and outlook.

### Access:

The Council guidance with regards to accessibility states that shopfronts should be designed to improve access and use for all. The new door is set at pavement level and provide level access to the premises. The entrance to the new shop front is therefore considered to be acceptable in terms of access.

**Recommendation:** Grant Planning Permission

### **Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*