

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		03/09/2010	
		N/A / attached		Consultation Expiry Date:		10/08/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/3607/P			
Application Address				Drawing Numbers			
28 England's Lane London NW3 4UE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new door and metal louvres to side elevation of existing pharmacy (Class A1)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses No. electronic	01 01	No. of objections	00
Summary of consultation responses:		10 adjoining occupiers were notified and a site notice displayed from 16/07/2010. 36 Primrose Gardens commented that they would object if the main shop window was being removed. <u>Officer response:</u> <i>The proposal does not relate to shopfront windows.</i>					

CAAC/Local group comments:

Belsize CAAC Point out that the application form incorrectly referred to the side of the site being on Belsize Lane instead of Primrose Gardens. They do not object to the proposed door as long as it matches the existing one, but do object to the proposed window as there are no details, it is too large and would create an excess of openings out of scale with the elevation and out of character for a residential street.

Officer response: The application form correctly identifies the application site as 28 England's lane, but refers to the side elevation as being on Belsize Lane which is confusing. The proposed door will be aluminium framed to match the existing door. The window has been removed from the proposal and the size of the louvres has been reduced. This part of Primrose Gardens between England's Lane and Elizabeth Mews features conversions with various styles of fenestration and doors.

Site Description

The site is a four storey building on the corner of England's Lane and Primrose Gardens which forms part of the terrace of 28-48 England's Lane. It comprises a pharmacy (Class A1) on the basement and ground floors with residential (Class C3) above. The wooden shopfront is original, and the upper floors, like the rest of the terrace, are rendered with classically detailed window surrounds and balconies at first floor level. The site lies within the Belsize Conservation Area and the England's Lane Neighbourhood Centre, it is listed as making a positive contribution to the conservation area.

Relevant History

2008/2614/P Erection of mansard roof extension with rear terrace to provide additional floor space to existing third floor flat Granted 12/08/2008

2007/5378/P Erection of mansard roof extension with French doors to terrace in front (England's Lane elevation) and dormer windows to side and rear in connection with providing additional residential floorspace to existing third floor flat. Refused 21/01/2008

24194 Alterations to the England's Lane and Primrose Gardens frontages comprising a new shop door, a re-glazed window, and a new fascia panel Granted 04/05/1977

G9/22/6/20457 The construction of a new door on the Primrose Gardens frontage to provide separate access to flats above the shop. Granted 30/04/75

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Camden Planning Guidance

Belsize Conservation Area Statement

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 promoting high quality places and conserving our heritage

As the draft LDF Core Strategy and Development Policies documents have now been published, they

are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The site is a four storey plus basement building on the southern corner of England's Lane and Primrose Gardens. The application relates to the basement and ground floor pharmacy and proposes the installation of a door and two metal louvres to the side elevation of the two story extension at the rear of the building in Primrose Gardens. The main issues are the impact of the changes on the building and the street scene.

Revision

The original scheme featured a window with louvers above and below it which was considered too large and obtrusive. The scheme has been revised so that the window has been removed and the louvres reduced in size from approximately 350mm (h) x 1100mm (w) to 400mm (h) x 800mm.

Design

The four storey building has a two storey extension to the rear alongside Primrose Gardens. This extension abuts a single storey building on Elizabeth Mews. The host building on England's Lane is ornately finished with pale yellow painted render and intricate white window surrounds and balconies at first floor level. The building retains its original wooden shopfront with white painted pilasters which wraps partially around the corner of the building. The extension is rendered and painted to match the host building, but with none of the intricate detailing. It has a more prosaic appearance and features an aluminium framed glass door and metal grille at ground floor level with uPVC window at first floor level.

The proposed door would be metal framed to match the existing door. The louvres would be sited in between the two doors, they would measure 400mm (h) x 800mm (w) with one 300mm above ground level and the other 1600mm above ground level. The louvres would be slightly recessed from the front of the wall and painted to match the existing rendered surface.

The building is listed as a positive contributor to the conservation area, but as the proposal is to the side in Primrose Gardens it is not considered that it would harm appearance of the building whose contribution to the character and appearance of the conservation area stems largely from its original shopfront design and the group value of the terrace. As such, the door and louvres are not considered to harm the appearance of the building or conservation area in line with policies B3 and B7 of the UDP.

Amenity

The proposed alterations are not considered to harm the amenity of any adjoining occupiers.

Recommendation:

Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>