

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/06/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Anette de Klerk				2010/2802/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
151 Fortess Road London NW5 2HR				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, replacement roller shutters and retractable blind to ground floor restaurant (Class A3)							
<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	41	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed between 09/06/2010 – 30/06/2010. No response was received.					
<b>CAAC/Local groups comments:</b>							

## Site Description

The application site is located on the western side of Fortess Road south west of the junction with Brecknock Road and Tufnell Park Road. The property is located close to Tufnell Park Underground station and just north of Kentish Town Underground station. The application property forms part of a terrace comprising of three-storeys with retail and commercial uses on ground floor with residential above. The site is not located within a conservation area nor is it listed.

## Relevant History

**8903377:** Change of use of the ground floor from retail to wine bar. Refused 14/08/1989. Appeal dismissed 23/02/1990.

**9500806:** Change of use of the ground floor from retail (Class A1) to Coffee Shop (Class A3). Refused 01/09/1995.

**P9602895:** Change of Use of a ground floor retail shop (A1) to a restaurant (A3) and the erection of a ventilation duct at the rear. Planning permission granted 11/06/1997.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 - Amenity for occupiers and neighbours  
B1 - General design principles  
B3 - Alterations and extensions  
B4 - Shopfronts, advertisements and signs  
T3 – Pedestrians and cyclists

### Camden Planning Guidance 2006

#### LDF Core Strategy and Development Policies

*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.*

#### 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

## Assessment

### Proposal:

The application seeks to retain a new shopfront, replacement roller shutters and retractable blind to a ground floor restaurant.

### 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 displays a recessed, glazed entrance door. Access to the restaurant is provided via a low ramp located in the recessed doorway. The new shop front has brick stall riser to a height of 0.6m above the existing external ground level with timber (hard wood) framing with glass panel above. A small window with a sliding glass pane has been inserted into the left hand side of the shopfront.

The adjoining and many other existing shopfronts on Fortess 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 and consistent with policies B1, B3 and B4.

### **Roller shutters:**

The Councils preference is for security measures that do not require external shutters or grilles of any kind. These include the strengthening of the shopfront, the use of toughened or laminated glass, internal brick bond grilles and improved lighting. However, the new pinhole roller shutter replaced a similar roller shutter and its retention will improve the security of the existing shopfront and the surrounding area.

It is considered that the shutters are carefully integrated into the shopfront in terms of design and materials. Due to the new shutters being powder-coated dark orange in colour it complements the painted timber frames and brick stall riser of the shopfront. In addition the shutter box is discrete and does not obscure any architectural features. Therefore the new roller shutters is considered acceptable in design terms and will enhance the security of Fortess Road and is consistent with Camden Planning Guidance.

### **Blind:**

Council guidance requires that blinds do not dominate a shopfront or shop parade. The recently installed blind consists of a retractable canvas awning attached between the fascia and shopfront. The blind box is considered to be satisfactorily integrated with the overall design and is flush with the fascia level. It is recommended that an informative be added to the decision notice advising the applicants that advertisement consent may be required should the blind be used for advertising.

### Public Safety

The new blind is not considered to raise public safety issues in terms of obstructing pedestrians or distracting drivers on Fortess Road. There is a distance of 2.5m between the blind and the pavement and 2m between the edge of the blind and the kerb edge. The blind is therefore considered to be acceptable in terms of appearance and location and would not impinge on public safety.

### **Amenity:**

The retention of the new shopfront, roller shutter and blind would have no detrimental impacts upon the surrounding neighbours and occupiers in terms of loss of privacy, sunlight and outlook. The proposal is therefore considered to be acceptable and in accordance with UDP policy SD6.

### **Access:**

The Council guidance with regards to accessibility states that shopfronts should be designed to improve access and use for all. The low access ramp located within the recessed doorway provide disabled 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**

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