

Delegated Report		Analysis sheet		Expiry Date:		01/12/2009	
		N/A		Consultation Expiry Date:		02/11/2009	
Officer				Application Number			
John Sheehy				2009/3462/P			
Application Address				Drawing Numbers			
179 - 181 West End Lane London NW6 2LH				Refer to draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Installation of a new shopfront and two new air conditioning units to the rear basement level.							
Recommendation:		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		Site Notice displayed from 9 th of October to 30 th of October. No comments, objections or expressions of support received from neighbouring occupiers.					
CAAC/Local groups comments:		Swiss Cottage Conservation Area does not have a Conservation Area Advisory Committee.					

Site Description

The proposal relates to a ground floor unit within a four-storey building located on the western side of West End Lane. The unit is located in a parade of shops to the south of West Hampstead Station. This is a busy location close to a public transport exchange.

The site is located in West Hampstead Town Centre and Swiss Cottage Conservation Area.

Relevant History

September 1983 Planning permission granted for change of use of the basement, ground floor and first floor from shop, storage and offices to Housing Aid Centre, ref. G5/6/B/36670.

January 2001 Planning permission granted for change of use from offices ancillary to housing advice centre to independent offices, at first floor level, ref. PWX0002911.

September 2009 Planning permission granted for change of use of basement and ground floors from Retail (use A1)/ Housing Office (use B1 current temporary consent) to a Metropolitan Police Safer Neighbourhoods Unit (use B1), ref. 2009/3162/P.

October 2009 Advertisement consent granted for display of internally illuminated fascia sign, LED strip, LCD information screen, and internally mounted door sign to Metropolitan Police unit (Class B1) is currently under consideration by the Council under application reference, ref. 2009/3465/A.

Relevant policies

Camden Development Plan 2006

- B1 – General Design Principles
- B3 – Alterations & Extensions
- B4a - Shopfronts
- SD6 - Amenity for occupiers and neighbours
- SD7B - Noise/vibration pollution
- SD8A - Disturbance from plant and machinery

Appendix 1 Noise and Vibration Thresholds

Camden Planning Guidance 2006

Assessment

Proposal: installation of a new shopfront and two new air conditioning units in connection with 'the change of use of premises to Metropolitan Police Safer Neighbourhoods Unit (Class B1)

The following shopfront alterations are proposed:

- Replacement of the existing metal-framed glazed door to the main entrance with a new metal-framed glazed door;
- Subdivision of the front display window vertically into two panes and insertion of infill panels below fascia level; and
- Insertion of a secondary door to the West End Lane frontage.

The two new air conditioning units would be located at rear basement level. Two supply and extract points would be located at rear ground floor level behind aluminium louvers.

Assessment

Shopfront

The proposed alterations to the shopfront are considered to be acceptable for the following reasons:

- The mainly-glazed shopfront (albeit slightly reduced compared to the existing) will provide a lively and open frontage at street level;
- It is considered that the proposed shopfront, which is contemporary in character and relatively neutral in design, respects the proportions and features of the host building;
- The contemporary design of the proposed shopfront, including metal-framed windows and doors, is not considered to be out of character with the commercial nature of the street nor with the surrounding area; and
- As the existing shopfront is not of historic interest its loss is not considered to raise any objections.

The proposal is considered to be consistent with UDP Policies B1, B3 and B4 and Camden Planning Guidance and therefore acceptable in terms of design.

Air Conditioning Units

An acoustic report was submitted with this application which demonstrated that the proposed plant would meet the Council's noise criteria. This has been confirmed by Camden's Environmental Health Advisor. The applicants have stated that the units will only operate between 7am and 11-m at night. To ensure the units will not operate outside of these hours the Environmental Health Department have required automatic time clocks to be installed. These will be required by condition. A further condition has been attached to the decision notice to ensure that any noise emissions from the plant achieve the required standard.

The proposed air conditioning units and the louvred extract and supply points are not considered to harm the character and appearance of the Conservation Area given their secluded location at the rear of the building.

Recommendation: grant conditional permission.

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