

Delegated Report		Analysis sheet		Expiry Date:		05/05/2009	
		N/A / attached		Consultation Expiry Date:		20/04/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/0812/P			
Application Address				Drawing Numbers			
9 - 10 Dunboyne Road London NW3 2YY				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey extension to the front of shop (under walkway) (Class A1).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 25/03/2009, expiring on 15/04/2009. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None.					
Site Description							
<p>The application site relates to a shop (Class A1) located at ground floor level on the north-west corner of the Dunboyne Housing Estate. This application relates solely to an area to the front of the existing shop, located under an existing walkway at this point. The shop is currently in active use as a Londis convenience store.</p> <p>To the north of the application site is a forecourt area located on the junction of Fleet Road and Parkhill Road. There is a mix of uses in close vicinity to the site. The predominant use is residential (mainly in the form of residential flats); there are also office (No. 19 Fleet Road) uses close-by in addition to Fleet Primary School.</p> <p>The application site is not a listed building, nor is it located in a conservation area. In addition, the shop is not located within a Central London Frontage, Town Centre or Neighbourhood Centre.</p>							
Relevant History							
None.							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

S1/2 – Sustainable development

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B4 – Shopfronts, advertisements and signs

R1 – Location of new retail and entertainment uses

R2 – General impact of retail and entertainment uses

Camden Planning Guidance 2006

Assessment

Introduction

Planning permission is sought for a ground floor extension to the existing shop unit. The extension will be at the front (north elevation) of the existing single storey building in order to provide additional retail floorspace for the existing unit. The area where the proposed extension is positioned currently exists as a covered walkway immediately outside the existing shop. The proposed extension is set in from the east and west boundaries of the existing unit in order to maintain access to Dunboyne Estate. Following revisions, the extension was set in further from the eastern boundary of the application site than was originally proposed.

The design of the shopfront will largely match the existing, barring the entrance door to the unit. The entrance door will be repositioned from the side (west) elevation of the building to the front (north) elevation of the building.

Principle of development

As noted in the site description section of this report, the application site is not located in a Central London Frontage, Town Centre or Neighbourhood Centre. It is therefore considered to be an individual shop outside a designated centre. As denoted in paragraph 6.15 of the UDP (supporting text to policy R1A) it is recognised that small individual shops can play an important role in meeting local convenience shopping needs. Furthermore, it is stated that the Council will support the development of small shops (generally less than 100m²) outside centres. The existing floorspace of the shop is 74m²; the proposed floorspace is 89.67m², amounting to increase of 15.67m² of retail floorspace. As such, the principle of development is accepted.

Impact of Class A1 use

Policy R2 states that Class A1 uses will only be acceptable where the use will not harm the character, amenity, function, vitality and viability of the area or other areas it affects and where readily accessible by a choice of means of transport. It must be noted that there is an existing Class A1 use presently at the site and the proposal involves the increase in floorspace of the existing unit at this point.

The application site is located in an accessible location, with regular bus services along nearby Fleet Road, Parkhill Road and Mansfield Road. Belsize Park underground and Gospel Oak / Hampstead Heath overland railway stations are also accessible to the application site. The proposed additional floorspace is not considered to harm the character, amenity, function, vitality or viability of the area. The increase in retail floorspace amounts to 15.67m² and this is considered to enhance the vitality and viability of local shopping provision for the immediate area and will not harm the wider area. As such, no concerns are raised regarding the impact of the proposed extension to the Class A1 use.

Design

In terms of design, the proposed shopfront matches that of the existing in large. The existing steel columns will be retained and the proposed shopfront will include largely glazed windows on the front

(north) and side (east and west) elevations of the building at this point. The fascia above will be coloured green to match the existing. The main alteration to the existing shopfront design is the repositioning of the entrance door from the side (west) elevation to the front (north elevation). This does not raise any design issues and is considered to be a more traditional location for the entrance to the shop than that which exists at present.

It is noted that the proposed elevation does not show any indication of signage on the shopfront fascia. It is also noted that advertisement consent has not been sought within the scope of this scheme. As such, it is recommended that an informative is added which states that this consent does not prejudice any future advertisement consent application. Advertisement consent would be required if any signage is to be shown on the proposed shopfront.

In terms of crime prevention, it is considered that the proposed single entrance point on the front (north) elevation of the building is acceptable. This will front onto the forecourt area and the Fleet Street / Parkhill Road junction. This entrance point is considered preferable in crime prevention terms to the existing entrance to the shop, positioned on the west side elevation of the building and beneath the walkway area.

With regard to the eastern side of the building, following revisions, the proposed extension has been set in further from the boundary than was originally proposed. Originally the proposed extension was set 1.4m from the entrance gates to the Dunboyne Estate. However the originally proposed extension was considered to increase the potential of crime at this point. As such, the revised proposal sets the proposed extension 3.65m from the entrance gates. This is considered to reduce possible crime issues; surveillance and potential of crime and anti-social behaviour is not considered to be exacerbated by the proposals.

Amenity

With regard to amenity, there will be no adverse impact on neighbouring occupiers from the proposed development. The proposed extension, following revisions, will not impinge on neighbouring occupiers being able to access the entrance gates to residential properties within Dunboyne Estate. This is the case owing to the extension being set in sufficiently from the east and west boundaries of the application site. The existing walkway above the proposed area of the extension will not be altered from the existing situation at this point. There are no anticipated impacts on neighbouring occupiers in terms of outlook, overlooking/privacy or sunlight/daylight issues. Therefore, in overall terms, there are no amenity concerns raised.

Recommendation:

Grant Planning Permission

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