

Delegated Report		Analysis sheet		Expiry Date:		01/11/2007	
		N/A / attached		Consultation Expiry Date:		15/10/2005	
Officer				Application Number(s)			
Tom Webster				2007/3906/P			
Application Address				Drawing Numbers			
293 - 295 Kentish Town Road London NW5 2TJ				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to the shopfront of existing restaurant.							
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 displayed on the 24/09/2007. The consultation period expired on the 15/10/2007. No objections were received.					
CAAC/Local groups comments:		N/A					

Site Description

The application site consists of a ground floor restaurant (Class A3) with a modern frontage and forms part of a small shopping parade. The building is not listed and it is located outside of a conservation area.

Relevant History

An application for a similar scheme was recently granted (see below), whilst an application for advertisement consent is under consideration by the Council:-

2007/3905/P - Installation of new shopfront – granted -05/10/2005

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Adopted Replacement UDP (June)2006

S1-S3 –Strategic Sustainable Development;

SD1 – Quality of Life

SD6 Amenity for occupiers and neighbours

B1 – General Design Principles

B3 –Alterations and Extensions

B4A -Shopfronts

Camden Planning Guidance 2006

Shopfronts

Assessment

Planning permission is sought for alterations to the shopfront. The alterations are:

- Decoration of the front windows and doors
- Existing double entrance doors to be removed and replaced with new, which will provide a clear opening of 1000mm to comply with the DDA
- New shopfront signage to be illuminated (*this will require separate advertisement consent*)

The main considerations in deciding this application are:

1) Impact on the character and appearance of the building and the surrounding area

- 1) Camden's UDP 2006 states that permission will only be given for new shopfronts provided that the Council considers the scheme to be of a high standard of design. In this instance the Council feels that what is proposed here would both preserve and enhance the character of the building and this part of Kentish Town Road; it is actually an improvement on the existing shopfront. Re-cladding the lower part of the fascia and the frontage generally will give this part of the building a lift and would respect the general characteristics of the shops in the nearby vicinity. The shopfront also relates well to the rest of the application building. Consequently, for the above reasons, this scheme accords fully with the relevant policies of the adopted UDP 2006 and is recommended for approval.
- 2) The proposed entrance has a level threshold, whilst the door width is adequate for disabled access.

Conclusion

The proposal is considered acceptable in terms of the impact on the character and appearance of the building, and is recommended for approval.