

Delegated Report		Analysis sheet	Expiry Date:	07/11/2007
(Members Briefing)		N/A	Consultation Expiry Date:	12/10/2007
Officer		Application Number(s)		
Cassie Plumridge		2007/3817/P		
Application Address		Drawing Numbers		
12 Englands Lane London NW3 4TG		See draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of new shopfront to ground floor level retail unit.				
Recommendation(s):	Grant conditional permission			
Application Type:	Full Planning Permission			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	14	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>An objection was received from the following properties:</p> <ul style="list-style-type: none">• Flat 1, 14 England's Lane,• Flat 12, 10 England's Lane• 4 Antrim Mansions, Antrim Road• Councillor Rowell <p>In summary the following concerns were raised:</p> <ul style="list-style-type: none">• <i>Not in keeping with other shop fronts.</i> <u>Response:</u> Please see assessment section of the report.• <i>Basement entrances on the footpath are out of character with street scene.</i> <u>Response:</u> Please see assessment section of the report.• <i>Noise from fan.</i> <u>Response:</u> Please see assessment section of the report.					
CAAC comments:	<p>The Belsize CAAC objected to the application which they consider will destroy the unity of this Edwardian shopping street. In summary they raised the following concerns:</p> <ul style="list-style-type: none">• <i>The 3rd door is not in keeping with the street scene.</i> <u>Response:</u> Please see assessment section of the report.• <i>The intensification of the use by having two retail units, rather than one.</i> <u>Response:</u> Please see assessment section of the report.• <i>The design of the shopfront with a louvred panel instead of a traditional stallriser</i> <u>Response:</u> Please see assessment section of the report.					

Site Description

A substantial 5-storey mid-terrace building located on the north-west side of England's Lane between Primrose Gardens and Antrim Road. The site lies within the Belsize Park conservation area, and is not listed. The basement and ground floor are in Class A1 (Retail) use and the upper three floors in Class C3 (residential) use. The site forms part of the England's Lane Neighbourhood Centre. The existing ground floor elevation has two doors. The entrance to the residential accommodation on the upper floors and the entrance to the ground floor shop, these are separated by a large display window.

Relevant History

Planning permission 2006/3988/P granted on 27/03/07 for the 'erection of a two-storey rear extension at basement and ground floor level to provide additional floorspace for the existing retail unit, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette'. These works have been implemented.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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.

Camden's Unitary Development Plan 2006

- S1 & S2 – Strategic Policy on Sustainable Development

- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- SD7B – Noise/vibration pollution
- SD8A – Disturbance from plant and machinery
- B1 – General Design Principles
- B3 – Alterations and additions
- B4 – Shop fronts, advertisements and signs
- B7 – Conservation Areas

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

Proposal: The application is seeking planning permission for the installation of a new shop front. It is to have two entrance doors and 3 louvred panels incorporated within the stallriser below the shop display window.

Amendments: The applicant has submitted amended plans revising the material of the new shopfront from aluminium to timber framing. The applicant also provided manufacturers details for the extract fan which is to be attached to one of the louvres proposed on the front elevation to serve the basement level.

Assessment:

As noted above, planning permission was recently granted (2006/3988/P - granted 27/03/07) for the extension and refurbishment of the basement of the building. The scheme proposes alterations to the shop front to facilitate a separate entrance to the basement, which would allow for the use of the basement as a separate retail unit.

It is a matter of fact and degree as to whether the subdivision of space which is within the same use class results in a material change of use requiring planning permission. In this instance both the basement and ground floor unit have an A1 use class. It is proposed to subdivide the retail space currently on the ground and basement level into 2 separate retail units. It is considered that the proposed subdivision of the space from 1 to 2 units will not result in a significant intensification of use and thus planning permission is not required in this instance.

The ground floor elevation currently has two doors separated by the shop window; as viewed from the street scene the entrance to the residential accommodation on the upper floors is to the left and the entrance to the ground floor shop to the right. There are a variety of shop fronts within the shopping centre. The upper floors of the buildings along England's Lane are residential, so the majority of the shops do include a separate door for access to the upper floors.

The scheme proposes 3 doors within the shop front, which would allow for separate access to the basement, ground floor, and the residential properties above. The new shop front maintains a traditional design, having a stall riser, and fascia for signage. The scheme still allows for a generous shop window which would ensure the retail unit at ground floor would have good interaction with the street scene. The new shop front utilises timber framing, which is considered a preferable material given the site is located within the conservation area. It is noted that the existing shop front is aluminium.

While it is acknowledged that the provision of 3 doors within the shop front is not evident within the surrounding properties, this arrangement is still considered to be acceptable, as the shop front incorporates traditional design characteristics, allows for a good sized shop window, and would not appear incongruous with the surrounds.

The scheme includes 3 louvres on the front façade within the stall riser to provide ventilation for the basement. The left hand louvre is to be connected to a basic extract fan. It is unlikely given the scale of this fan (similar to that used in domestic bathrooms) that there will be any noise pollution to the residential properties in the surrounds, however, to ensure that we maintain control a condition will be put on the permission advising the fan must comply with Councils noise standards. An informative will be added advising them to contact the council in the event that they wish to amend the equipment.

The proposal is considered to be respectful of the character and appearance of the host building, to be unobtrusive in the surrounds, in no way detrimental to the amenity of the conservation area and would not adversely impact on the amenity of the surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, SD7, SD8, B1, B3, B4 and B7).

Recommendation: Approve