

Delegated Report		Analysis sheet		Expiry Date:		11/06/2007	
		N/A / attached		Consultation Expiry Date:		21/05/2007	
Officer				Application Number(s)			
Adele Castle				2007/0138/P			
Application Address				Drawing Numbers			
4 Camden Road London NW1 9DL				Site Location Plan; 13274 x7;LB2581M/01			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of a new shopfront to retail shop (A1).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses.					
CAAC/Local groups* comments: *Please Specify		Camden Town CAAC – No objection.					

Site Description

Application site relates to a ground floor Class A1 retail unit located mid terrace on the east side of Camden Road. Near its junction with Bayham Street and Camden High Street. Site is located within the Camden Town CA but is not listed.

Relevant History

2007/0140/A Advert consent granted 10/5/07 for internally illuminated lettering on fascia and internally illuminating projecting box sign to 4 Camden Road.

Relevant policies

SD1 Quality of life, B1 General design principles, B4 Shopfronts, advertisements and signs

Assessment

Application seeks minor alterations including a new powder coated aluminium shopfront to be painted black. The basic design of the shopfront is not dissimilar to the existing however, it will result in a more flat fronted fascia and louvred detail below fascia level. Given the context and adjoining shopfronts these alterations are considered to be acceptable.

No details have been provided in to the design of the roller shutters and whether they are roller grilles, or of a solid nature. A planning condition is recommended to ensure the roller shutters are of an acceptable design i.e. grilles and would be locked shut at night in the interests of community safety/crime prevention.

In terms of access the existing access into the shop is not being made any worse. The minimum width of each door being 900mm. This is acceptable and whilst level access is not being proposed this is acceptable given that the situation is not being made worse.

Recommend approval.