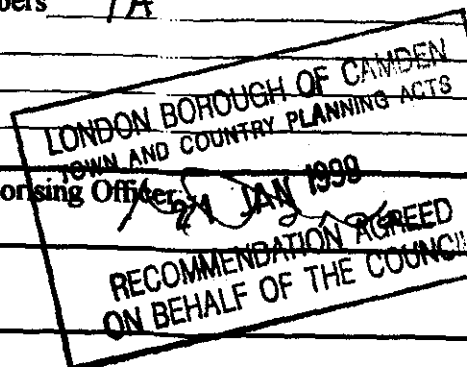


LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <u>Jenny Reid</u>	Application Number(s):- <u>PE9800636</u>
Application Address <u>71 Gloucester Avenue</u> <u>NW1</u>	Drawing Numbers <u>1A</u>
Signature - Area Team:- <u>RBB</u> <u>19/10/99</u>	Signature Authorising Officer: <u>[Signature]</u> <u>21/11</u>



SITE DESCRIPTION:-

3/5 building on S-W side of Gloucester Avenue between Edis St. & Princes Rd. Within Primrose Hill CA. G.F. unit is a vacant shop.

PROPOSAL:- The installation of a new shopfront.

RELEVANT HISTORY:-

None

RELEVANT POLICIES:-

Borough Plan - UD3, UD18, U918

UDP - EN16, EN33, EN38

Others - SP9 U4 - shopfronts

CONSULTATIONS:- Adjoining Occupiers Number Notified 5 No. of Responses 0 No. of Objections

CAAC/Local Groups Comments:-

Object strongly to loss of original pattern of stall riser & glazing bars.

Summary of Consultation Response:-

ASSESSMENT:-

Drawing very sketchy - not sufficient detail for assessment of design / effect on C.A. Applicant asked 9/98 for additional drawings, but none submitted.

However proposal as indicated is not acceptable in C.A. Would entail loss of original pattern of stalleriser & glazing bars.

RECOMMENDATION:- RP

Refuse for the following reasons:-

~~Approve subject to the following conditions:-~~

Conditions/Reasons for Refusal :-

1. Insufficient information has been submitted to allow a full assessment of the proposed shopfront and its effect on the character and appearance of the conservation area.
2. The proposal indicated on the submitted drawing would fail to preserve the character and appearance of the conservation area, as it would entail the loss of the traditional pattern of stalleriser and glazing bars.

Reasons for Conditions:-

Informatives:-

emerging Unitary Development Plan.