

Delegated Report		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		01/09/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/2170/P			
Application Address				Drawing Numbers			
5/5A Camden Road London NW1 9LG				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Retention of new shopfront and air conditioning equipment to existing betting shop (Use Class A2).							
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	14	No. of responses	00	No. of objections	00
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>		Camden Town CAAC – No objection					

Site Description

The application relates to a 3-storey building located on the north-eastern side of Camden Road. The ground floor of the property is in use as a betting shop with two flats above. There is a very small yard to the rear of the property.

The site forms part of the Camden Town Conservation Area and Camden shopping centre.

Relevant History

2004/1363/P – Change of use of the first and second floors from offices to 2no. self-contained residential units – GRANTED.

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.

B1 – General design principles
B4 – Shopfronts, advertisements and signs
B7 – Conservation areas
SD1C + D – access for all + community safety
SD6 – Amenity for occupiers and neighbours
SD7 – Light, noise and vibration pollution
SD8 – Disturbance
Supplementary Planning Guidance

Assessment

Shopfront

Planning permission is sought for the retention of a new shopfront to the property. Elevations of the former shopfront have been submitted and show a 3-paned display area, render panels and an entrance door. The new shopfront comprises 3 larger display areas and the entrance door relocated and recessed into the building. It is constructed of blue powder-coated aluminium with the render panels painted grey and a blue tiled stallriser.

Air-conditioning equipment

Consent is also sought for the retention of 3 Mitsubishi air-conditioning units located within an enclosed yard at the rear of the property, stacked on top of each other and attached to the boundary wall.

Shopfront design

Policy B4 of the UDP states that the Council will only grant planning permission for new shopfronts that it considers are of a high standard of design. It will consider the merits of the existing shopfronts, general characteristics of original shopfronts in the area, relationship between the shopfront and the upper floors of the building and impact on public safety.

The elevations of the former shopfront indicate it was not original to the building or of any particular merit. Although timber frames would be preferable as the site lies within a Conservation Area, the shopfronts in the vicinity of the site are largely modern and constructed of aluminium. In light of this, no objections are raised.

Concern is expressed about the recessed doorway – an informative is included advising the applicant of the need to consider community safety issues and the need for any subsequent application should a retractable shutter(or similar) be required.

The shopfront would retain separate access to the upper floors of the building and level access into the unit.

As the signage is displayed without the necessary consent, an informative is included to cover this aspect.

Air-conditioning equipment

The applicant has submitted a noise assessment, which concludes that the combined noise from the units would be between 7-8 dB lower than the prevailing background noise level, which would meet the requirements set out in appendix 1 of the UDP which establishes noise and vibration thresholds. Conditions are recommended restricting noise levels from the equipment within 1 metre of sensitive facades and that automatic time clocks are fitted so the units do not operate outside the opening hours of the premises (10.00-18.00 Monday to Saturday extending in the summer months to 22.00 and 12.00-18.00 on Sundays).

Owing to the high walls enclosing the rear yard, views of the units are limited.

Recommendation

That planning permission be granted.

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