

Delegated Report		Analysis sheet		Expiry Date:		13/10/2014	
		N/A		Consultation Expiry Date:		11/09/2014	
Officer				Application Number(s)			
Sam Watts				2014/4725/P			
Application Address				Drawing Numbers			
31 Heath Street London NW3 6TR				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new shopfront to allow creation of new entrance to flat above, alterations to rear elevation, and creation of a roof terrace at rear first floor.							
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	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 21/08/2014 – 11/09/2014 Site Notice displayed from 20/08/2014 – 10/09/2014 No responses received.					
CAAC/Local groups* comments: *Please Specify		No response received from Hampstead CAAC.					

Site Description

The site is a four storey terraced building located on the west side of Heath Street. The site comprises A1 use at the ground floor and C3 use on the floors above. The site is located in the Hampstead Conservation Area and is noted as a positive contributor in the Hampstead Conservation Area Statement.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies:

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)
DP24 (Securing high quality design)
DP25 (Conserving Camden's Heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance:

CPG1 (Design) (2013)
CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF 2012

Hampstead Conservation Area Statement (2011)

Assessment

Proposal:

The proposal is to change the shopfront to allow for a new entrance to the single dwelling above, alterations to openings on the rear elevation and a new terrace at rear first floor level.

Amendments:

It was suggested that a new stallriser which met with CPG1 should be installed with a new shopfront. The plans have been amended to reflect this.

Design:

CPG1 paragraph 7.11 states:

- Historic, locally distinctive or characteristic shopfronts which contribute to the townscape should be retained. In some cases the reinstatement of missing features will be encouraged.
- New shopfronts should be designed as part of the whole building and should sensitively relate to the scale, proportions and architectural style of the building and surrounding facades.

It is not considered that the existing shopfront makes a significant contribution to the existing townscape so there are insufficient grounds to refuse the application on this basis. Following from this, the proposal would have no detrimental impact on the scale or proportions of the application site or surrounding facades. The proposal is therefore considered to comply with guidance in CPG1 and the Conservation Area Appraisal and Management Strategy for Camden Town which state that the quality and design of new shopfronts needs to respond sensitively to their historic setting. The proposed door to allow access to the flat above would also have no negative impact on the character of the building or wider conservation area.

Following from this, the alterations to the rear elevation would also respect the character and appearance of the local area and neighbouring buildings, and as such are in compliance with DP24.

The alterations would not be seen from the front elevation and as such would have no detrimental impact on the streetscene. The proposed doors, windows and terrace would also be subordinate to the existing building and would not result in a significant visual mass or bulky appearance.

The bricks that will be used will complement the colour and texture of the materials in the existing building and will not dominate the existing building, and as such are in accordance with CPG1 and will also have no detrimental impact on the character or architectural design of the existing building. The proposed doors and windows would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design.

Amenity:

The proposed shopfront would not lead to any overshadowing, loss of privacy or any overbearing impacts on any surrounding properties. The proposal is therefore in compliance with both CPG6 and policy DP26.

Following from this, the proposed terrace and windows would also lead to no overshadowing or loss of privacy to what currently exists on site and as such are both also in compliance with CPG6 and policy DP26.

Recommendation: Grant planning permission.

