

Delegated Report		Analysis sheet	Expiry Date:	22/09/2014
		N/A / attached	Consultation Expiry Date:	19/08/2014
Officer			Application Number(s)	
Jonathan McClue			2014/4571/P	
Application Address			Drawing Numbers	
Ground floor unit 12 Highgate Road London NW5 1AS			PL(10)010 (Location Plan); PL(10)012 (Site Plan); EX(10)100/P1 (Existing Ground Floor Plan); EX(10)300/P1 (Existing Elevations); PL(10)100/P2 (Ground Floor Plan); PL(10)200/P1 (Existing and Proposed Section through Facade) and PL(10)300/P1 (Proposed Elevations).	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to shop front elevations of ground floor unit.				
Recommendation(s):		Grant Permission with Conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	37	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	None received					
CAAC/Local groups* comments: *Please Specify	None received					

Site Description

This application relates to a ground floor retail unit (A1) of a 6 storey block which consists of 46 self-contained residential flats on the upper levels (approved under 2005/2242/P and amended under 2008/3461/P). The unit fronts Highgate Road to the west; Fortress Walk to the north and Fortress Road to the east. The existing façade is currently in poor condition and is boarded up. Other permissions have been granted for works to the shopfront but they have not been implemented and the unit has not been occupied since its establishment.

The site was formerly occupied by the Tally Ho Public House which was demolished to allow for the construction of the above.

Relevant History

2005/2242/P:

Planning permission was granted for the demolition of the Tally Ho Public House and the construction of a part 5 part 6 storey building with 46 residential units and retail at ground floor level on 09/09/2005. The approval was subject to a S.106 agreement.

2008/0275/P:

Planning permission was refused for alterations to the shopfront and the installation of a mezzanine floor level above the retail use on 31/03/2008. The proposal was refused based on the design, form and proportions of the shopfront being detrimental to the appearance of the building and the street scene. A subsequent appeal was allowed through written representations on 21/10/2008 ref: APP/X5210/A/08/2077452. This permission was not implemented.

2008/3461/P:

Planning permission was granted for amendments to 2005/2242/P on 27/10/2008 to allow for a mezzanine level above the ground floor retail use and for changes to the ground floor elevations. This permission was not implemented.

2009/2057/P:

Planning permission was granted for the change of use of the mezzanine level from shop (A1) to wine bar (A4) on 21/08/2009. This permission was not implemented.

2010/2841/P:

Planning permission was granted for amendments to the shopfront on 29/06/2010. This permission was not implemented.

2014/4458/P:

An application is currently under consideration for the change of use to part of the ground floor unit from retail (A1) to estate agents (A2). The change of use relates to the same part of the unit as this application.

2014/5740/P:

An application is currently under consideration for alterations to the shopfront on the ground floor. This application relates to part of the northern elevation (fronting Fortress Walk) and the eastern elevation which faces Fortress Road (i.e. a separate part of the same unit).

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours
DP30 – Shopfronts, advertisements and signs

Assessment

Proposal

Planning permission is sought for alterations to the shopfront of the ground floor unit, which currently has a lawful retail (A1) use. The works would take place to part of northern elevation (fronting Fortress Walk) and the western elevation which faces Highgate Road. The proposal includes the removal of the boarded up windows and doors (plywood) and their replacement with frameless glazing. Brickwork would be removed to expose the original fascia signage board and the stuck on stone would be removed from the walls to expose the original columns behind.

An application for the partial change of use from shop (A1) to real estate agent (A2) has been submitted under 2014/4458/P and is currently being considered. This change of use relates to the same part of the building as this proposal. In addition, a separate application has been submitted for works to the other frontages (remainder of the northern elevations and the eastern elevation) under 2014/5740/P. It is noted that a separate advertising consent application would need to be submitted from the proposed signage.

The main issue to assess here is whether the proposal would be compatible with the host and surrounding buildings and whether it would materially harm the character and appearance of the locality.

Design and Visual Amenity

The proposed development would improve the appearance of the façade which is currently boarded up and not in use. The plywood boarding would be replaced with modern frameless glazed windows and doors and the removal of the brickwork and stuck on stone would bring the elevations back to their original and intended appearance. Overall, it is considered that the proposed development would be in keeping with the existing and surrounding buildings and that it would result in the enhancement to the visual amenity of the Kentish Town Centre.



Above: Existing west elevation (fronting Highgate Road)



Above: Existing north elevation (fronting Fortress Walk)