

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		30/05/2014	
		N/A		Consultation Expiry Date:		08/05/2014	
Officer				Application Number(s)			
Alex McDougall				2014/2340/P			
Application Address				Drawing Numbers			
Electric Ballroom 184 Camden High Street London NW1 8QP				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of gates to rear entrance (fronting Kentish Town Road) with new gates including the rebuilding of brick boundary wall, new paving, and reinstatement of shopfront (formerly No. 23 Kentish Town Road) in association with existing nightclub.							
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	05	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice 16/04/14 – 07/05/14. Press Notice: 17/04/14 – 08/05/14.					
Camden Town CAAC comments:		<p>Objections raised on the following grounds:</p> <p><i>Design</i> – While removal of the hoarding and the restoration of No. 23 Kentish Town Road are supported in principle, the proposal for an opaque glass shopfront would have an unacceptable impact on the appearance of the building and the character of the conservation area.</p> <p>(Officer Comment: The shopfront proposal was considered to be acceptable in assessment of previous application 2013/5976/P. Please see Section 3.1 below for more information).</p> <p><i>Design</i> – While the location of the new gate is supported the design of the gates may appear bulky and should be painted black</p>					

(Officer Comment: The gates will be painted black. Please see Section 3.2 below for more information).

Design - Block paving is not an ideal material for the crossover in front of the new gates. The use of granite setts or concrete paving slabs would be more appropriate

(Officer Comment: The Applicant has provided amended drawings to use concrete paving slabs instead of black paving).

Site Description

The site is occupied by the Electric Ballroom nightclub which spreads over 2 street frontages. Its main frontage is on Camden High Street and the application relates to its rear backstage artists entrance on Kentish Town Road.

The site is not listed it lies within the Camden Town Conservation Area and is located within a designated secondary shopping frontage on Kentish Town Road.

Relevant History

184 Camden High Street (the application site)

2013/5976/P: Replacement of steel railings and gates to rear entrance (between 23 Kentish Town Road and Trinity United Reform Church) with steel gates, including the removal and rebuilding of low brick wall, and alterations to adjacent shopfront facing Kentish Town Road in association with nightclub. Refused 16/12/2013. **Reason for refusal:** The proposed gates and railings, by virtue of their increased height, are considered detrimental to the character and appearance of the Camden Town Conservation Area and would be contrary to core policies CS5 (Managing the impact of growth and development), and CS14 (Promoting high quality places and conserving our heritage), and development plan policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden's Local Development Framework 2010.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS10 Supporting community facilities and services

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

Camden Development Policies 2010

DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP13 Employment sites and premises

DP15 Community and leisure uses

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP30 Shopfronts

Camden Planning Guidance (updated 2013)

CPG1 Design
CPG5 Town Centres, Retail and Employment
CPG7 Transport

Camden Town Appraisal and Management Plan – 2007

Assessment

1. Detailed Description of Proposed Development

1.1. The proposal is detailed as follows:

- a) Shopfront – The proposal includes removing the existing hoardings to the shopfront formerly known as No. 23 Kentish Town Road and reinstatement of the original shopfront with original features. The lower glazing would be obscure glazed as the former shopfront area is now used as a dressing room for artists.
- b) Gates – The proposal includes new gates to the rear of the nightclub, on Kentish Town Road between No. 23 Kentish Town Road and the Trinity United Reform Church, and the rebuilding of an existing boundary wall. The amendments are to increase the security of the venue.
- c) Paving – The proposal includes paving of the vehicular entrance with concrete paving slabs to match the existing pavement.

1.2. During the course of the application the applicant submitted amended plans replacing proposed block pavers with concrete paving slabs in response to comments from Council officers.

2. Principle of Development

Alterations and additions, such as those proposed, are considered to be acceptable in principle subject to a detailed assessment on the following grounds:

- a) Design
- b) Highways, Parking and Servicing

3. Design

3.1. Shopfront

The proposed shopfront is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- a) The proposal would result in the reinstatement of a traditional shopfront in a conservation area with contextually appropriate fascia, timber framing and glazing panes. The plans submitted are considered to be of a sufficient level of detail and the materials are

considered to be appropriate. Notwithstanding, a condition is recommended requiring that matching materials be used.

- b) The lower glazing would be obscured in order to provide privacy to the dressing room behind the shopfront. While this would not normally be considered acceptable, as it would not be in keeping with the adjoining shopfront or the conservation area generally and not help to achieve an active frontage, the re-instatement of this long vacant derelict shopfront is considered, on balance, to outweigh these concerns.

3.2. Gates and Wall

The proposed alterations to the rear gates and wall are considered to be of an acceptable design, and have an acceptable impact on the character of the conservation area, for the following reasons:

- a) The proposed gates are set back from both the current position and from that proposed under refused application 2013/5976/P. The setback would have the benefit of reducing the dominance of the gates within the street scene as well as responding sensitively to the canted corner entrance of the shopfront which is to be refurbished and repaired.
- b) The proposal includes a pair of double gates rather than the refused sliding gate which is considered to be more appropriate and less utilitarian.
- c) The proposed gates would have a modest moulded finial detail above slim black painted metal railings which is in keeping with other similar gates in the vicinity.
- d) The revised proposal includes a reduction in the height of the gates to 2250mm which is considered to be sufficient to ensure the railings do not appear too bulky.
- e) The proposed wall would be rebuilt in matching bricks which are considered to be in keeping with the character of the area. Notwithstanding, a condition is recommended requiring that matching materials be used.

3.3. Paving

The proposed paving is considered to be of an acceptable design, and have an acceptable impact on the character of the conservation area as the proposed paving will match the existing pavement.

3.4. For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

4. Highways, Parking and Servicing

4.1. The proposal is considered to have an acceptable impact on highways, parking, and servicing for the following reasons:

- a) The gates would swing inwards and as such have no impact on pedestrians or vehicular traffic.
- b) The proposal has existing vehicular access and as such the proposal does not create any new access or require modifications to the existing curb.
- c) The proposal will result in no new car parking spaces.

Recommendation: Grant Conditional Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday August 18th, 2014. For further

information please go to www.camden.gov.uk and search for 'members briefing'.