

Delegated Report		Analysis sheet		Expiry Date:		22/08/2014	
		N/A		Consultation Expiry Date:		07/08/2014	
Officer				Application Number(s)			
Alex McDougall				1. 2014/4055/P 2. 2014/4186/A			
Application Address				Drawing Numbers			
27 Parkway London NW1 7PN				Refer to decision notices.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Replacement of shopfront including retractable awning, installation of 2 air conditioning units and new handrail on existing second floor terrace, replacement of windows on northern and eastern elevation, and new paving to front of site. Display of 2 trough-lit fascia signs and 2 internally illuminated projecting signs. 							
Recommendation(s):		<ol style="list-style-type: none"> Grant Planning Permission Grant Advertisement Consent 					
Application Type:		<ol style="list-style-type: none"> Full Planning Permission Advertisement Consent 					
Conditions or Reasons for Refusal:		Refer to Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	5	No. of responses	01	No. of objections	01
Summary of consultation responses:		Site Notice 14/07/14 – 04/08/14. Press Notice: 17/07/14 – 07/08/14. No responses received.					
Camden Town CAAC comments:		<p>Objection raised on the following grounds:</p> <ul style="list-style-type: none"> <i>Design</i> - The cleaning of the brickwork is regrettable as it provides a sense of age to the building (Officer Comment: Cleaning of brickwork would not require consent and as such would not justify a reason to refuse or impose conditions on a planning application). <i>Design</i> – The brickwork pointing should be bagged, lime sooted to match existing colour and not weather struck cement (Officer Comment: No works are proposed to brickwork other than cleaning and repairs. Like for like repairs do not require planning permission. As such it is not considered appropriate to include a 					

condition relating to pointing).

- *Design* – The glazing bars to the casement windows on the first floor should be retained and replicated in keeping with the second floor windows (***Officer Comment: The Applicant has submitted amended plans to include the glazing bars to all new windows).***
- *Design* – The proposed handrail to the second floor terrace should be a simple black painted steel handrail (***Officer Comment: The Applicant has submitted amended plans noting that the handrail will be painted black).***
- *Design* – The proposed handrail to the second floor terrace should be setback further from the parapet (***Officer Comment: The location of the former timber handrail was approved as part of permission 8401344).***
- *Design* – The stall risers should remain at their original height to remain in keeping with the character of the area (***Officer Comment: The Applicant has submitted amended plans that demonstrate that the stall risers will remain at their original height).***
- *Design* – The chimney should be retained. (***Officer Comment: The proposal does not include any amendments to the chimney. Removal of the chimney would require planning permission).***

Site Description

The site is occupied by a 2 storey end-terrace building on the south-western corner of the intersection of Parkway and Arlington Road. The building has an existing two storey rear extension with terrace above. Parkway is a shopping street while Arlington Road (south) is a primarily residential street.

The adjoining property to the south is occupied by *The Bus Estate Agents*. Across the road to the east is the former Rat & Parrot pub, now the Masala Zone restaurant.

The site is located in the Camden Town Conservation Area and, while not listed, the building on the site and the shopfront are identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

The shopfront was removed in early 2014 without planning permission to undertake emergency structural works.

Relevant History

27 Parkway (the application site)

8400084: The erection of a two storey rear extension together with staircase access to the second floor and its use together with the existing building for retail shop in basement and front part of ground floor and four residential flats on the upper floors. Granted 03/04/1984.

8401344: The erection of two flats on land to the rear and the conversion of the two floors over the shop to provide two flats to include a roof terrace as shown in your drawings 84/401/2A and 84/401/3. Granted 12/09/1984.

2014/1954/P: Installation of a new shopfront, installation of 2 x condenser units to second floor terrace and other associated works. Withdrawn 05/06/2014.

2014/2012/A: Display of 3x externally illuminated fascia signs and projecting signs. Withdrawn 05/06/2014.

2014/4403/P: Use of premises as café (Class A3). Decision pending.

Relevant policies

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

National Planning Policy Framework 2012

National Planning Practise Guidance 2014

London Plan 2011

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

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010

DP1 Mixed use development

DP10 Helping and promoting small and independent shops

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

DP13 Employment sites and premises

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

DP28 Noise and vibration

DP29 Improving access

DP30 Shopfronts

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG5 Town Centres, Retail and Employment

CPG6 Amenity

Camden Town Conservation Area Appraisal and Management Strategy

Assessment

1. Detailed Description of Proposed Development

1.1. The application for planning permission includes the following elements:

- a) Reinstatement of the shopfront in its original form - Note that the original shopfront has recently been removed without planning permission to undertake emergency structural works.
- b) Installation of two air conditioning units on western side of existing second floor terrace.

- c) Replacement of windows on first and second floor of northern and eastern elevation with matching timber windows.
- d) New galvanised steel handrail to existing second floor terrace
- e) Timber decking to front of site to be removed and replaced with flagstones to match existing.
- f) New retractable awning to eastern and northern facades to a depth of 1.35m.

1.2. The application for advertisement consent includes the following elements:

- a) Two trough-lit fascia signs with the following characteristics:
 - Eastern Elevation: Overall dimensions of 4.3m (W) x 0.7m (H), lettering dimensions of 2.9m (W) x 0.5m (H)
 - Northern Elevation: Overall dimensions of 7.6m (W) x 1.0m (H) , lettering dimensions of 2.9m (W) x 0.5m (H)
- b) Two internally illuminated projecting signs, dimensions of 0.7m (W) x 0.7m (H) and 0.12m (D), on northern and western elevations

Revision

1.3. The application originally included a change of use from A3 to A2. After discussion with Council Officers this element of the proposal was deleted.

1.4. In response to comments from Council Planning officers the application was amended to increase the height of the proposed stall riser, an additional transom was included in the proposed windows, and the proposed handrail will now be painted black.

1.5. Various repairs are noted on the drawings submitted. These elements do not require planning permission.

2. Principle of Development

2.1. Alterations and Additions

Alterations and additions are considered to be acceptable in principle subject to a detailed assessment on the following grounds:

- a) Design
- b) Residential Amenity

2.2. Advertisements

Advertisements are considered to be acceptable in principle subject to an assessment on the following grounds:

- a) Design
- b) Residential Amenity
- c) Public Safety

3. Design

3.1. Shopfront

The applicant has submitted detailed plans, sections and elevations which demonstrate that the new shopfront and awning will reinstate the originals and as such are considered to be in keeping with the appearance of the building and the character of the area.

3.2. Windows

The proposal seeks to replace the existing windows. The Applicant submitted photos demonstrating that the current windows have been in place since at least 1984. As such it would not require planning permission to replace these windows like for like.

3.3. Handrails

The proposal includes metal handrails that will replace timber handrails on a previously approved roof terrace at second floor level. The metal handrails are considered to be more in keeping with the appearance of the building and the character of the area and as such are acceptable.

3.4. Air conditioning

The air conditioning units would be located under the parapet of the existing second floor terrace area and as such would not be visible from any public place.

3.5. Signage

The proposed signage is considered to be of an acceptable design, and have an acceptable impact on the character of the conservation area and the nearby listed buildings for the following reasons:

- a) The proposed fascia signs are on existing fascia boards.
- b) The proposed fascia signs are to be trough lit which is considered to be appropriate for a building in a conservation area.
- c) The proposed projecting signs do not obscure any architectural features of the building and are considered acceptable in terms of proportions and design.
- d) Projecting signs are common on the street.
- e) The proposal is limited to 1 projecting sign per frontage.

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. Residential Amenity

4.1. Air conditioning plant

The proposed plant is adjacent to an upper floor flat at No. 29 Parkway. The proposal included a noise survey which found that the operating level of the proposed plant is below that of background noise and as such will not have an unacceptable impact on the adjoining property. The Council's Environmental Health officer has assessed the submitted acoustic report. A standard noise condition is recommended to ensure the proposed plant does not unacceptably affect the amenity of adjoining and nearby properties.

4.2. Signage

The proposed signage is considered to have an acceptable impact on the amenity of adjoining and nearby properties as the lighting is not considered to be at a level, or have the intensity, to affect the amenity of any adjoining or nearby habitable windows.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

5. Public Safety

5.1. The location of the signage is not considered harmful to either pedestrian or vehicle traffic. The proposal therefore raises no public safety concerns.

6. Recommendation

6.1. Grant Planning Permission.

6.2. Grant Advertisement Consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th August 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.