

Delegated Report		Analysis sheet		Expiry Date:		26/11/2014	
		N/A / attached		Consultation Expiry Date:		17/12/2014	
Officer				Application Number(s)			
Neil Luxton				2014/7254/P			
Application Address				Drawing Numbers			
67-70 Chalk Farm Road London NW1 8AN				P1 Rev A; P2 Rev A; P3 Rev A; P4 Rev A (floorpan); P4 Rev A (elevation); P5 Rev A			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The proposal creates new entrances for nos 68, 69 & 70 Chalk Farm Road, which are shop units within parade on the northern side of Chalk Farm Road. These would be timber and glazed single leaf doors. This would allow nos 68 & 69 to be accessed from the road and not from the existing recessed lobby area. The existing internal doors would thus be blocked up. A new door would be created within the shopfronts of nos 69 & 70 and a third door would be fitted adjacent to the shopfront of no.68.							
Recommendation(s):							
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	33	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify							

Site Description

The proposal concerns the separate shops within a retail parade on the north-eastern side of Chalk Farm Road. The parade is not listed or in a conservation area.

Relevant History

None relevant

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

LDF Development Policies

DP24 - Securing high quality design

DP30 - shopfronts

Camden Planning Guidance

CPG 1 – Design

Assessment

Design

The design of the new doors would be modern. The host building is an attractive older building with more traditional features at upper levels. The new doors would not be strictly in keeping in terms of their design relative to the existing doors fronting the road but are considered acceptable given that the shopfronts themselves are altered and not traditional.

In terms of the modification of the existing shopfront associated with the new doors, all three altered shopfronts would still retaining their proportions, materials and features (stallriser) etc, .

To conclude the proposal is considered to be acceptable in design terms and in accordance with Policies CS14 of the Core Strategy, Development Policies DP24 & DP30 and CPG1.

Access

Although addressed by Building Regulations under Part M, it is worth stating that the proposal creates flush thresholds and door openings that would be more generous than those of the existing single leaf door in the parade.

Conclusion

The proposal is considered to be acceptable in terms of its design and in accordance with Policies CS14 of the Core Strategy, Development Policies DP24 & DP30 and CPG1.