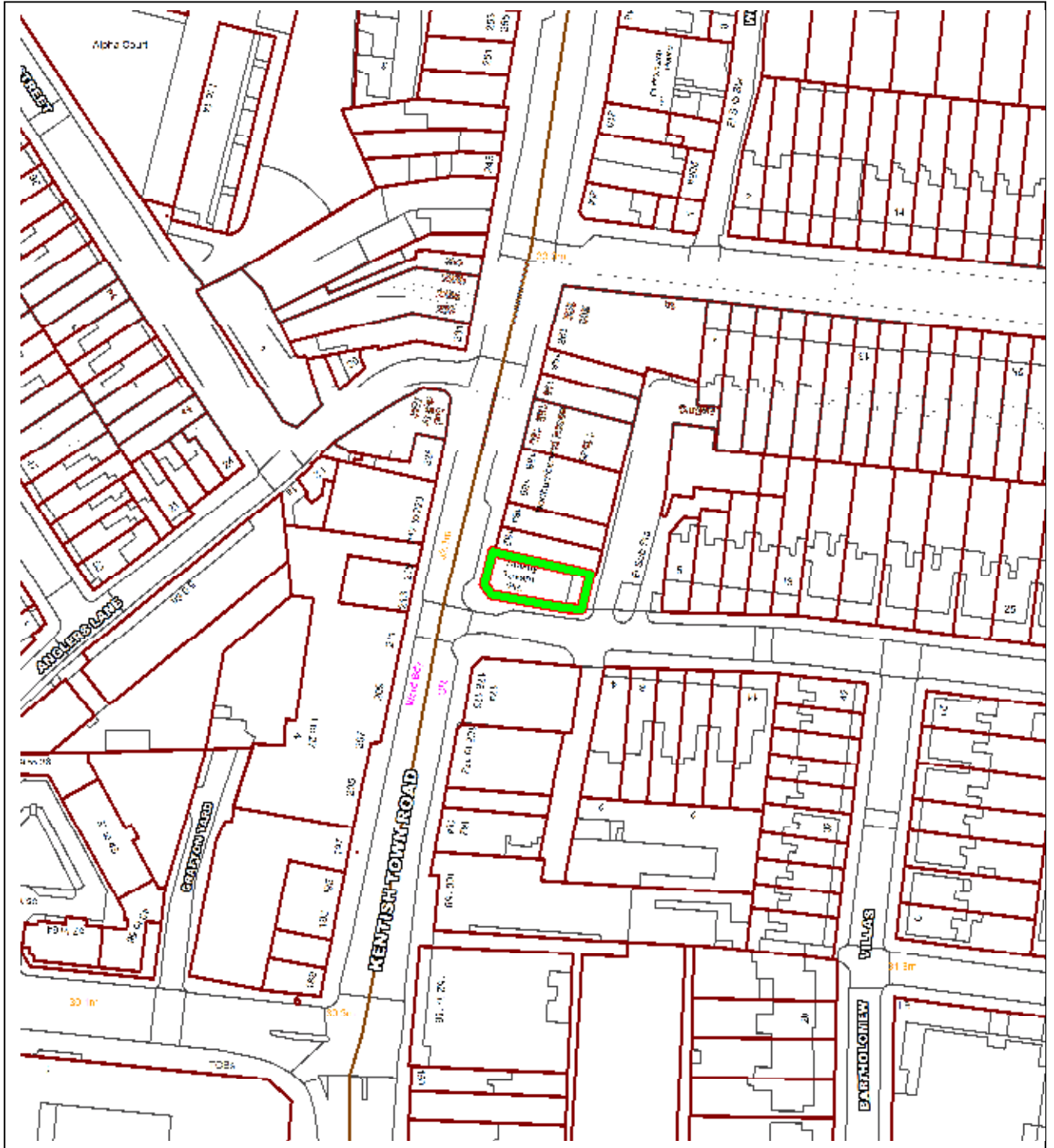


NORTHGATE SE GIS Print Template



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Side and rear of site from Patshull Road



Site from South-West



Site viewed from north-west (Kentish Town Road)



Site viewed from south with long view up Kentish Town Road



Site viewed from South-east (Patshull Road)

Delegated Report		Analysis sheet		Expiry Date:		10/02/2015	
		N/A		Consultation Expiry Date:		13/01/2015	
Officer				Application Number(s)			
Neil Luxton				2014/7572/P 2014/7631/A			
Application Address				Drawing Numbers			
180 Kentish Town Road, London NW5 2AE				Refer to draft decision notices.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<ol style="list-style-type: none"> Alterations to elevations to create 2 x shopfronts Installation of 2 x externally-illuminated fascia signs and 2 x 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 Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	39	No. of objections	38
Summary of consultation responses:		<p>Objections have been received from 38 respondents from addresses on the following streets – Kelly Street (Kelly Street Residents Association), Alma Street, Bartholomew Road, Leverton Street, Patshull Road, Raglan Street, Highgate Road, Bartholomew Villas, Lawford Road (includes Bartholomew Area Residents Association), Huddleston Road, Elsworthy Terrace, Grafton Road. They have raised objections on the following grounds : -</p> <ul style="list-style-type: none"> Design – the windows are too large, the use of grilles is not acceptable and the design is drab and ugly. The advertisements would be too glaring. (Officer Comment: the windows are large but have been revised to have more stallrisers and to have curve glazing bars on the top lights. The overall design is acceptable . The advertisements are considered acceptable .) Use – the change of use is unacceptable as there are too many 					

	<p>estate agents in the area and the loss of a pub is bad for the community.</p> <ul style="list-style-type: none"> • (Officer Comment : the change of use is permitted by the Use Classes Order and oversupply of estate agents is not demonstrated and is not material to the consideration of whether the shopfront or advertisements are acceptable. The loss of the pub is acceptable as it is not considered to be a community asset) • <i>Parking – the proposal will give rise to parking problems arising from staff and customers visiting the premises.</i> • (Officer Comment : the issue of parking would only be material in an application where the use was under consideration)
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<p>CAAC comments:</p>	<p>Bartholomew Estate and Kentish Town CAAC have made the following comments:</p> <p>Design : there should be no signage on the Patshull Road elevation as requested as this has a detrimental effect on the conservation area in terms of visual clutter, and the signage would be out of character with the building and area and neither preserve or enhance the visual appearance of the street.</p> <p>(Officer Comment : the signage is considered very modest and is externally lit. An unilluminated timber fascia provides the background. The signs and the site itself are not in a conservation area but are some distance to the south and so not considered to impact visually.</p> <p>Design : the size of the windows on the Patshull Road elevation would result in light pollution and so they ask that the lights in the shop be switched off at 10.30pm.</p> <p>(Officer Comment : the lighting within the shop is considered to be a matter that is unenforceable)</p> <p>Parking: they raise the concern that the new use may apply for business parking permits which may reduce on-street parking availability for local residents.</p> <p>(Officer Comment : the matter of seeking parking permits is not material to the consideration of the shopfronts or the signage).</p>
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Site Description

The application site lies at the junction of Patshull Road and Kentish Town Road. The building is a three storey flat roofed former public house which has a basement not visible from the road frontages. It is Victorian and has a degree of character but is neither listed or within a conservation area.

The upper floors of the building are in residential use.

Relevant History

There are a number of approved applications from between 2004 and 2014 proposing the conversion of the upper floors to flats with the erection of an associated mansard roof to the building, none of which have been implemented.

2014/7821/P - Formation of 7 self contained flats this is the most recent of the above applications and is as yet undetermined.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG6 Amenity

Assessment

1. Detailed Description of Proposed Development

1. Alterations to elevations to create 2 x shopfronts and installation of 2 x externally-illuminated fascia signs and 2 x internally-illuminated projecting signs.
2. The shopfronts would comprise the replacement of the existing openings with new openings in the same locations and with the same widths but extending downwards towards new grilles and stallrisers. The new openings would have top-lights broken up with curved glazing bars. The windows will be timber framed and the existing corbels and pilasters will be retained and smooth rendered. Stallrisers of timber will be created and smooth rendered for 4 of the openings and for the remaining three powder coated grilles at the base are proposed. The existing timber door on the corner of the building would be replaced by a glazed door with once more a top-light broken up by a curved glazing bar. The existing fire escape onto Patshull Road would be replaced by a glazed opening with a new fire escape adjacent of painted timber.
3. The signage will comprise 2 x black 8mm deep aluminium lettering stating ' Foxtons' (one on each elevation), externally lit in each case by a slimline trough light on a timber non-illuminated fascia panel background. The fascia panel would be painted to match the shopfront.
4. Two projecting signs are proposed, one on each elevation attached to the pilasters. Each projecting sign would measure 0.9m high, 0.6m wide and be attached to the fascia by a 0.1m bracket giving a total projection from the elevation of the shop of 0.7m. The signs would 0.025m thick and would be 2.6m above the adjacent pavement level. The projecting signs would each have 2 internally illuminated 0.008m thick characters – an 'F' and a circle surround to it. The characters would sit on an unilluminated green background with smaller lettering beneath.

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
- c) Transport
- d) Use

3. Design

3.1 The shopfronts

The proposed shopfronts to Patshull Road and Kentish Town Road are considered to be of an acceptable design, and have an acceptable impact on the host building, the streetscenes of Patshull Road and Kentish Town Road and the character of the Bartholomew Conservation Area for the following reasons:

- a) The materials used would be traditional (timber, glass, render) with only limited use of more modern materials such as powder coated grilles and aluminium signs.
- b) The colour would be unintrusive and complement the finish to upper floors above the shopfronts.
- c) The glazing has been revised to be more proportionate to the building with stallrisers or grilles to reduce the amount of glazing and curved glazing bars to provide interest and break up the top-lights. The glazing needs to serve its new function of illuminating a shop and serving a shopfront and in this regard its greater size relative to the windows that served the pub is considered appropriate.
- d) The features are sufficiently mindful of traditional shopfront features and of the pub building, retaining corbels, pilasters and introducing stallrisers as well as retaining the existing timber fascia panels and the spacing of the openings, which aline with the existing openings above.
- e) The site although close to the Batholomew Conservation Area is considered to be no more intrusive visually than the existing pub building's ground floor elevations and by using traditional materials, features, and proportions is considered to not impact detrimentally on the Conservation Area's character or appearance.
- f) The shopfronts have been revised in accordance with the advice of one of the Council's conservation officers.

3.2 The advertisements

The proposed shopfronts to Patshull Road and Kentish Town Road are considered to be of an acceptable design, and have an acceptable impact on the host building, the streetscenes of Patshull Road and Kentish Town Road and the character of the Bartholomew Conservation Area for the following reasons:

- a) The level of illumination at 250 candelas is acceptable for the proposed fascia signs and the use of trough lighting to externally illuminate is appropriate and less intrusive.
- b) The size of the fascia signs is acceptable and not overlarge relative to the host building.
- c) The retention of the existing timber fascia panels and the absence of illumination or

ornamentation makes them understated and unintrusive. The timber is a more traditional material for a shopfront.

- d) The projecting signs would be modest in projection and width and although internal illumination is proposed it would only be to the letter and circle surround, both of which are not overlarge or overdeep.

4. Residential Amenity

4.1 The signage

The proposed fascia signs would have an acceptable level of illumination at 250 candelas to accord with the Council's guidance on signage set out by the Institute of Lighting Engineers. The fascia signs would be externally illuminated by trough lighting which would be less intrusive. The projecting signs would have a level of illuminance and limited amount of illumination restricted to the letter and circle feature and this would make it less intrusive. The nearest residential accommodation should be sufficiently distant to not experience amenity issues arising from the illumination.

4.2 Illumination from the windows

The shop windows would introduce more lighting from the interior of the building into the streetscene but on a commercial premises at a junction with a busy commercial road (Kentish Town Road) this is considered appropriate and not unreasonable. It has been suggested that the lighting in the shop be switched off after 10.30pm each day. It would be unreasonable however to condition this as it does not form part of the proposal.

5. Transport

Objections have been received concerning on-street parking arising from the change of use associated with these applications. The change is permitted development and any parking arising from this is not material to the consideration of these applications. However, it is also considered that there is no evidence that the change of use would cause any more on-street parking concerns than the former pub use might have caused.

6. Change of use and community impact

The change of use associated with the application as already stated is not material here but the objectors have raised the issue of the relative community values of a pub and an estate agent. Both are at heart commercial ventures and both have potential impacts on the area in terms of noise and disturbance, on-street parking and in the former case, noise, disturbance and even anti-social behaviour during unsocial hours. However, this is not something that can be considered as part of this application.

7. Recommendation

- 7.1. Grant Planning Permission.
- 7.2. Grant Advertisement Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 9th March 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Mr. Samuel Stackhouse
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2014/7572/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

26 February 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
180 Kentish Town Road
London
NW5 2AE

DECISION

Proposal:
Alterations to elevations to create 2 x shopfronts
Drawing Nos: 8742/PL-01A; 8742/PL-02A; 8742/PL-03A; Planning Statement; Site
Location Plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 8742/PL-01A; 8742/PL-02A; 8742/PL-03A; Planning Statement; Site Location Plan.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION

Montagu Evans LLP
5 Bolton Street
London
W1J 8BAApplication Ref: **2014/7633/A**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

26 February 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent GrantedAddress:
180 Kentish Town Road
London
NW5 2AE**DECISION**Proposal:
Installation of 2 x externally-illuminated fascia signs and 2 x internally-illuminated projecting signs.

Drawing Nos: 8742/PL-01A; 8742/PL-02A; 8742/PL-03A; Planning Statement; Site Location Plan

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans : 8742/PL-01A; 8742/PL-02A; 8742/PL-03A; Planning Statement; Site Location Plan

Reason: For the avoidance of doubt and in the interest of proper planning.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice in regard to your rights of appeal at:

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Yours faithfully

Director of Culture & Environment

DRAFT

DECISION