

G A I L ' s
ARTISAN  BAKERY

PLANNING, DESIGN AND ACCESS STATEMENT

216 West End Lane (LB Camden)

Replacement of Door with Window and
Installation of Metal Staircase to Rear



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Appendix 1 - Planning Policy Context

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Planning Statement

15/2880

1. INTRODUCTION

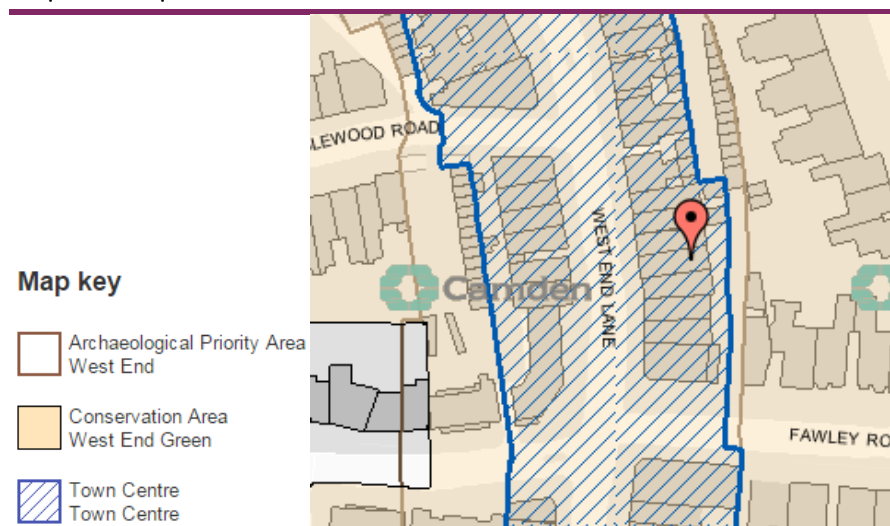
- 1.1. This Planning, Design and Access Statement is written on behalf of our client, Gail's Ltd. (hereafter referred to as Gail's), in respect of proposals at the ground floor premises at 216 West End Lane, London.
- 1.2. The planning application seeks permission for replacement of a door with a window and the installation of a metal staircase to the rear of the property.
- 1.3. The proposals are intended to facilitate the operation of Gail's, an artisan bakery, from the premises. Gail's operate as a bakery under Use Class A1.
- 1.4. The proposals are submitted alongside two additional applications which seek permission for the installation of shopfront alterations (with associated advertisement consent), and the installation of an extract and AC units.
- 1.5. The proposals seek to assist Gail's in their operation from the site. The proposals have been designed to be discreet and not detract from the character of the conservation area or have an adverse impact on residential amenity.
- 1.6. Overall the proposals are considered to comply with relevant planning policy and it is requested that planning permission is granted accordingly.

The planning application seeks permission for replacement of a door with a window and the installation of a metal staircase to the rear of the property.

2. SITE CONTEXT

- 2.1. The application site comprises a four storey building with a high hipped roof behind a parapet and pediment. Class A1 retail is located on the ground floor with residential use above. The rear of the unit has an alleyway leading to the rear yards of the properties. The ground floor was previously operated by 'Marie Curie', a charity shop. Access to the residential floors is via the rear of the property.
- 2.2. The unit forms part of a parade of shops within the Core Frontage of the West Hampstead centre. The host building is attractive with decorative features such as pediments to the heads of the windows and at parapet level. This is designed in sympathy with the remainder of the estate, with similar detailing found elsewhere in the conservation area. The unit is located between a pizza restaurant and another charity shop 'Scope'.
- 2.3. The rear of the site is less attractive and services the units on the ground floor or provides access to the residential properties on the upper floors.
- 2.4. The application site is within the West End Green conservation area. West End lane is characterised by mansion blocks and flats. The conservation area appraisal states that 208-252 West End Lane make a positive contribution to the conservation area. The application site is included within these addresses.
- 2.5. The building is neither Listed nor Locally Listed. It is also not an Asset of Community Value.
- 2.6. The parade comprises of a mix of A1, A2, A3 and A4 units at ground floor, typical of town centres.

Proposals Map with Site Identified



Source: LB Camden

- 2.7. The image below shows the rear of the unit.

Image of the Rear



Source: Planning Potential

Planning History

2.8. There is no relevant history in relation to this application.

3. DESIGN

- 3.1. The application proposals are required to be assessed against the London Borough of Camden Council's adopted Core Strategy (2010) and Development Management Policies (2010). The proposals are also required to be assessed against the London Plan (March 2015) and National Planning Policy Framework (2012). A summary of the relevant policies are contained at **Appendix 1**.
- 3.2. The proposals consist of the bricking up an existing doorway to the rear with the insertion of new timber framed window with opaque glazing. The existing doorway will be bricked up with bricks to match the existing. This is to allow for a new disabled washing facilities internally.
- 3.3. The proposals also include the installation of a metal staircase from ground floor level to basement level. A staircase can already be found from street level to the ground floor and the proposals would therefore be in character with the existing rear. The staircase will allow access to the basement of the retail unit.
- 3.4. The rear of the unit is not particularly attractive and the existing door, which is to be replaced with a window, currently offers little to the conservation area.
- 3.5. The proposals have been designed to be as discreet as possible and it is therefore considered that they comply with the Development Policies (2010) **Policy DP24 Securing high quality design**, **Policy DP25 Conserving Camden's Heritage**, **Policy DP26 Managing the Impact of Development on Occupiers and Neighbours** and, and **CPG1 Design** and **CPG6 Amenity**.
- 3.6. In summary, the minor alterations are in proportion with the use of the unit and will facilitate the use as a bakery. The proposals will not cause harm to the West End Green conservation area.

The existing doorway will be bricked up with bricks to match the existing. This is to allow for a new disabled washing facilities internally.

The staircase will allow access to the basement of the retail unit.

4. ACCESS

4.1. A rear doorway is to be replaced at the rear of the property by a window. The replacement of the door with an obscured window will allow for disabled washing facilities internally. Access to the basement level of the retail unit is proposed to be provided via the metal staircase. Access to the upper floor residential properties will not change.