

2017/0667/P 121 - Kentish Town Road

Application form

Q 12. The applicant has not described that the property lies within 20m of the Fleet river at the west end of the property; and has a surface flood risk (as happened in 1975) on Environment Agency maps.

Q 18. states there is no loss of non-residential floorspace, but the drawings show demolition of a back 'lean-to'.

Q 25 proposes permission for an 'advertisement' but the drawings show only an illuminated shop sign.

It is regrettable that the applicant has failed to follow Camden's requirement of providing a Design and Access statement, itemised.

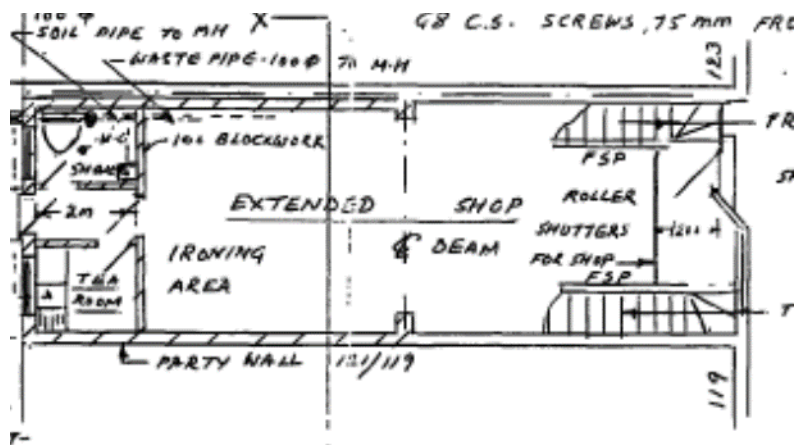
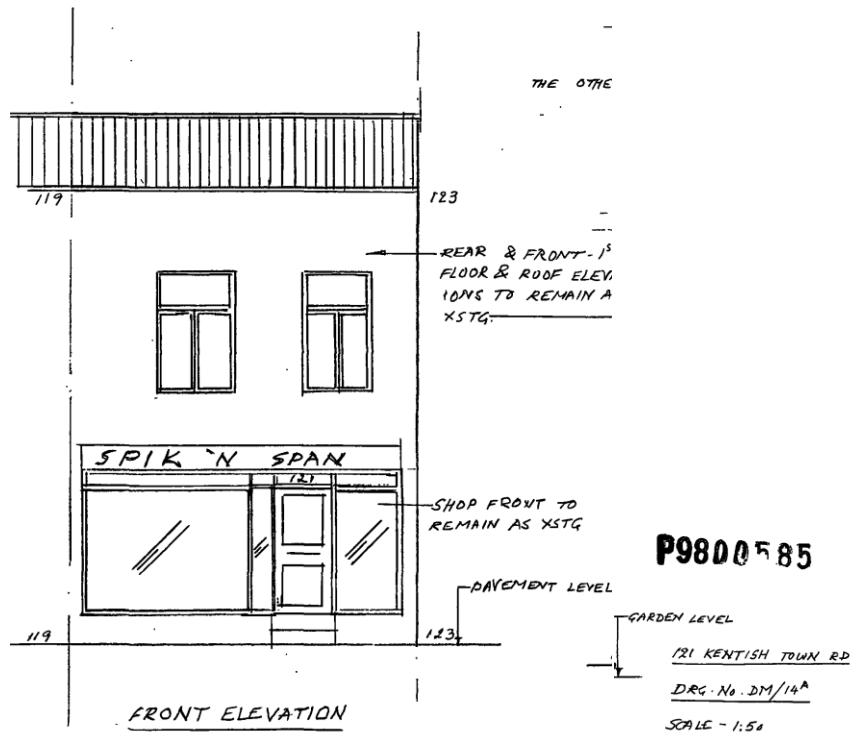
Position

The application fails to present the property within its context. It falls within Kentish Town Centre. It is part of a row, formerly called Providence Place, which has locally listed buildings, and was probably built in the 1810-20s near the Buck/Hawley property at the entrance to Kentish Town. The curve of the old road here – compared with the east side widened in the 1880s – is the historic line of the road, while the service road at the west of the gardens is the old line of the River Fleet. It stands near to Jeffreys, Rochester and Kelly Street conservation areas.

Elevation

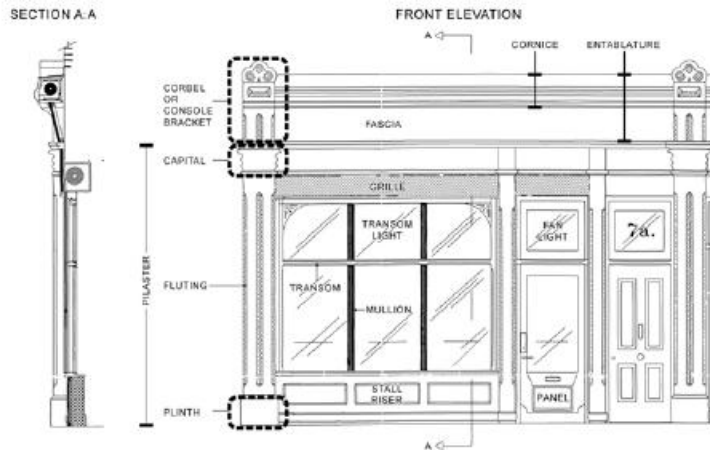


The existing shop front has no formal planning permission. The last application, in 1998, was to retain the then frontage, which had only one, centrally placed door. The upstairs flat was gained from a staircase inside the shop.



Camden's Planning Guidance recommends
 Para 7.1: well-designed shopfronts increase the attractiveness of a building and the local area and can have an impact on commercial success by increasing the attraction of shops and shopping centres to customers. This is particularly important in town centres and the character and appearance of where conservation area and listed buildings. On the other hand, insensitive shopfront design can harm the appearance and character of buildings and shopping areas.

Camden has strong advice on shop fronts:



Colour and materials

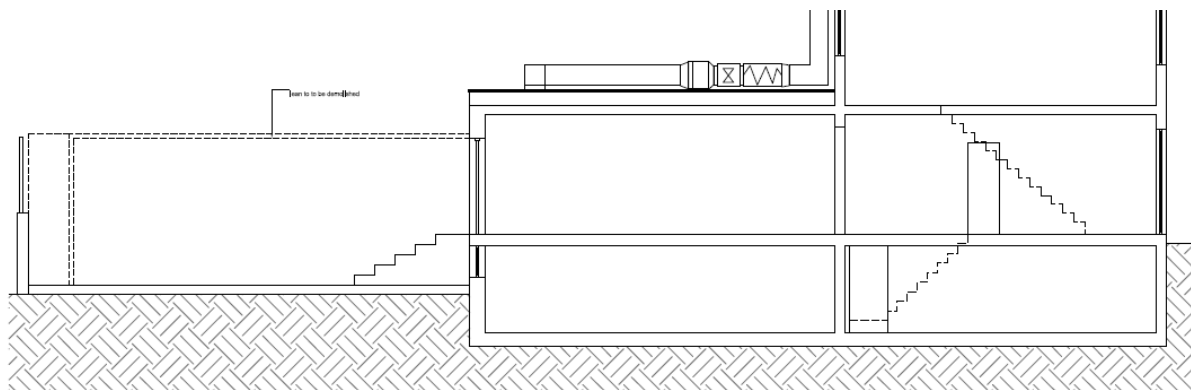
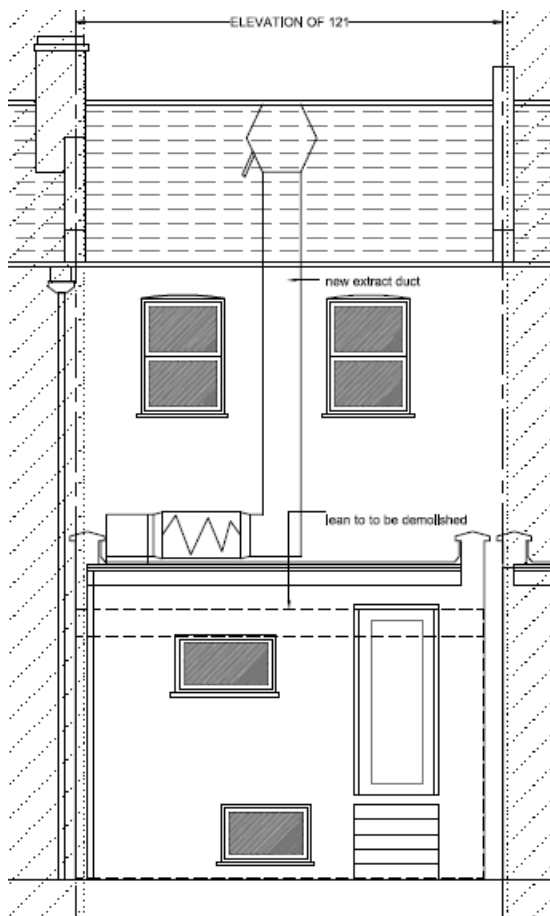
- Materials should be chosen for their durability and appropriateness to their location. Traditional materials such as timber, stone and render are the most appropriate for new shopfronts, particularly for listed buildings and in conservation areas.
- Colour schemes for shopfronts and in particular the projecting framework should be carefully considered, particularly in conservation areas and for listed buildings.

The existing frontage does not conform with the application drawings, as it has no ransom light in the central pane. It does not accord with Camden's guidance as it has no stall-riser / opaque lower panel. Compare the facades of shops nearby.



The frame should not be of painted metal but of timber in recognition of the building's history. A new, more appropriate design is required

Ventilation of cooking and commercial area



The design appears to have been presented without reading the ventilation consultants' report. This states that proposed plan would produce noise levels higher than background. As the nearest 'receptor' is the people living in the flat directly above (no statement of their interest is presented), 'all silencers should be within the building in their entirety'. The plan does not achieve this.

Use change

Camden's design guidance requires that, since the proposal is for 'change of use of a commercial property' the applicant has failed to 'provide evidence that the property has been marketed at realistic prices for a period of two years; and that alternative uses and layouts have been considered'.

Waste

Since the proposed use is substantially different from existing, the application statement to continue the existing arrangements is inadequate. And since LB Camden's refuse policies have changed since last approved design, in 1998, the applicant has failed to present adequate plans for refuse and waste.

RESTAURANTS AND FOOD WASTE

Special consideration must be given to the location and nature of external storage areas. The volume of waste generated is generally high and has a high biodegradable content, therefore can potentially cause nuisance from odour, visual blight, and through attraction of vermin and scavengers. Storage of such waste should be in solid receptacles which ameliorate negative environmental impacts

Details of storage on the plans are inadequate. It should 'not impede pedestrian access on public thoroughfares or to and from buildings' 'be in an enclosed chamber that can be accessed from outside the building'.

Access

There is a step up to the restaurant door, and a toilet far at the rear. Are measurements compatible with wheelchair access?