

186 Royal College Street - 2017/0551/P

Camden's planning records show no application since 1985, which was for a front sign.

The Design and Access statement does not take the spirit of Camden's guidance in documenting the existing and proposed changes.

- there are no elevation or section plans, only floor plans
- there is no information on recycling and waste storage
- there is no discussion of disability access

- It fails to mention that the property is within the Camden Road Neighbourhood Centre (for shopping):

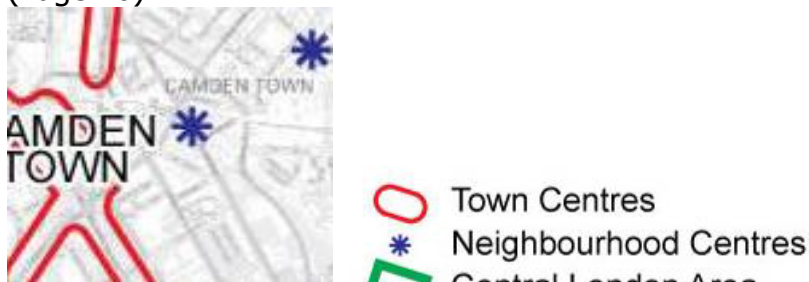
Camden's Local Plan Draft 2017

Neighbourhood Centres

The Council will seek to retain convenience shopping for local residents in Camden's neighbourhood centres and will ensure that development in them does not harm the function, character or success of that centre.

Camden Planning Guidance 5 says:

(Page 10)



3.59 Camden's Neighbourhood Centres provide for the day-to-day needs of people living, working or staying nearby. They generally consist of groupings of between five and fifty premises which focus on convenience shopping. Other uses that can make a positive contribution to the character, function, vitality and viability of these centres include:

- financial and professional services;
- food and drink uses;
- launderettes;
- doctors;
- dentists; and
- veterinary surgeries.

3.60 As a guide we will resist schemes that result in:

- less than 50% of ground floor premises being in retail use; or
- more than 3 consecutive premises being in non-retail use.

This map shows commercial uses recorded for Camden Neighbourhood Centre in 2015.



Planning use classes are

A1: Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

The site is within Camden Broadway Conservation Area.

- There is no mention of the Conservation Area designation.

The Conservation Area statement says:

The area contains sixteen buildings listed at grade II (located in four groups) and a number of unlisted buildings which make a positive contribution to the character and appearance of the conservation area, with most dating from the first half of the 19th century.

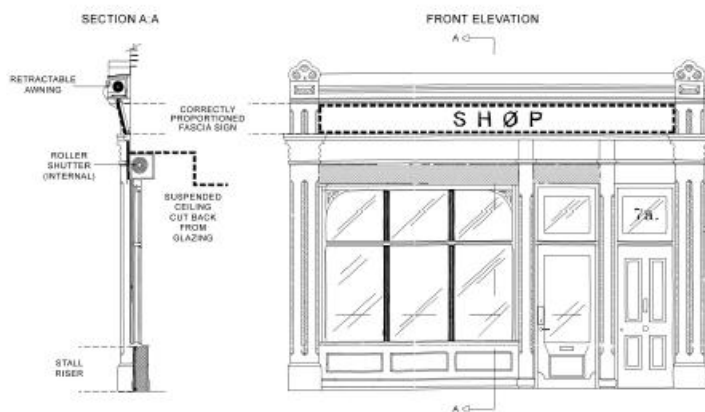
(Of Camden Road): On the west side, nos. 57 to 75 (odd) Camden Road form a continuous terrace dating from the 1830s and later. .. No. 57 is the return of nos.180-184 Royal College Street and has a dominant presence on this corner site. All have shopfronts of varying, generally modern character and materials, although remnants of corbelling survive at nos. 65, 69 and 75, and these have the potential to be repaired and restored as part of any future works to enhance the existing shopfronts.

(Of Royal College Street): .. Adjacent to the east, nos.186 and 188 are a pair of three storey yellow brick houses with stucco parapets. Both have modern shopfronts. No.188 was formerly the office of the St. Pancras Gazette in the late Victorian and Edwardian periods, and from the 1890s the piano factory of Eungblut had a base at no.186, which expanded as far as no.180 after its main works in Plender Street were destroyed by fire in 1905. Two roadside trees make a positive contribution to the conservation area.

- It is regrettable that the D&A picture, taken from Google map, does not show the shop façade, only the security grill. In recent years this shop was Corrigan butchers. It would be welcome for the applicants to make alterations to the façade in line with Camden's guidance CPG1:

- Standardised "house-style" frontages may have to be amended in order to harmonise with the surrounding context and respect the building, particularly in conservation areas and for listed buildings.

Figure 9. Good shopfront section and elevation



The applicant may wish to consider one of the original shop fronts on the west side of Royal College Street (although many others have been destroyed):



Summary

An active shop makes an important contribution to the street scene and character of Camden Road at the intersection of Camden Broadway and Jeffrey's (on the south side of Royal College Street) Conservation Areas.

Attempts should be made to ensure that the shop façade conforms to the style and character of its nineteenth century origins:

The proposal to change to office use is supported. The shop next door (188) was changed in 2013 from office into residential, in the period when this was allowed: the change was on commercial grounds, not for the benefit of other local business. Retaining retail use at this critical junction is paramount. The area has a new lease of life with the much increased footfall from Camden Road Overground, and will be enhanced by the new multistorey building at 79 Camden Road. Every retail shop is precious to its neighbours.