

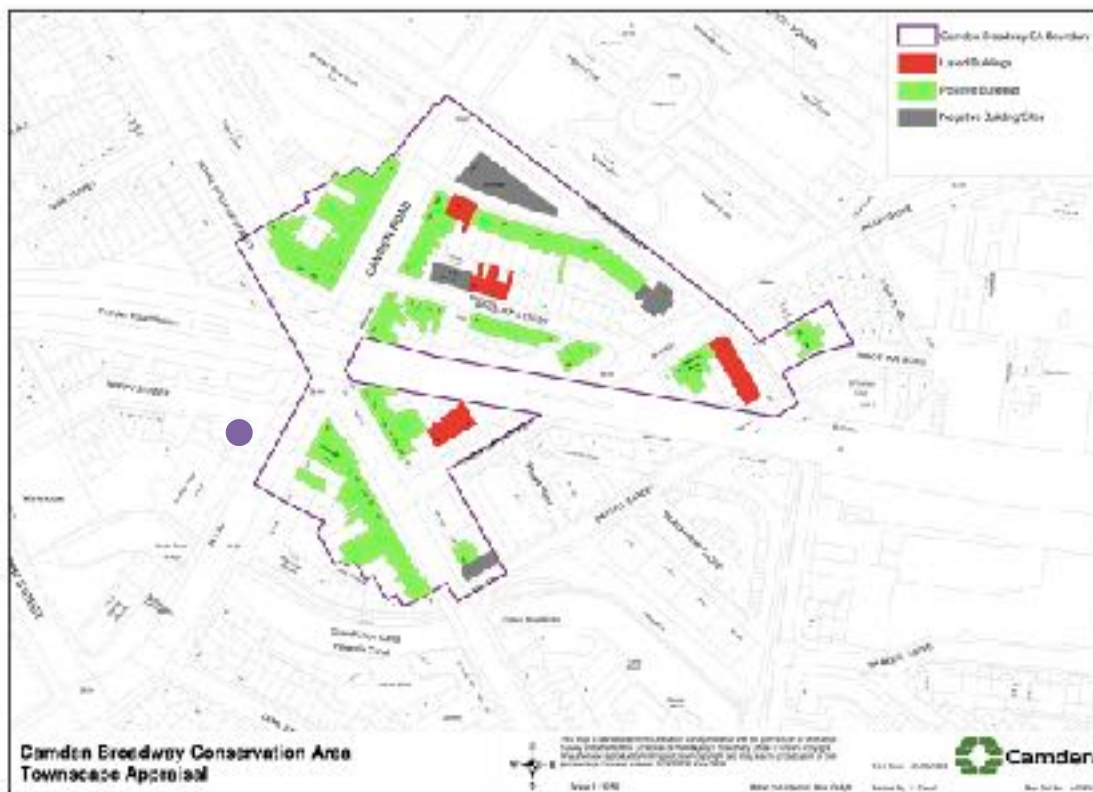
Commentary on Application 2017/5299/P

The Proposed Work:

Change of use at ground floor level from Private Members Club (Sui Generis) to cafe (Class A1/A3) between 08:00 and 18:00 and associated alterations to include the replacement of the existing low rendered wall on Camden Road elevation with black painted metal railings, removal of external grilles, addition of 3no retractable canopies and 8no spotlights above fascia, new entrance door with added lantern above, and new external vent to north elevation.

The site, 43 - 45 Camden Road, is located within the Regents Canal Conservation Area and directly adjacent to Camden Broadway Conservation Area, as well as opposite the Grade II listed Camden Road Station (opened in 1870). The appearance of the building at 43 - 45 Camden Road therefore impacts on the setting of Camden Road Station as well as the buildings in Camden Broadway Conservation Area, and this application should therefore be considered on its merits with regards to this setting.

The map below shows the boundaries of the conservation area, and highlights the site in purple.



Camden Broadway Conservation Area Advisory Committee welcomes improvements to the building in principle, but regrets that the application documents fail to sufficiently detail the proposed facade design.

1. Design and appearance

1.1. Painting of exterior elevation

The application of the proposed colour scheme on the ground floor front and side elevation does not reflect the design of the upper floors, nor does it respond to the design of Camden Road Station.

The DAS states the following colours:

- London stock
- Sand stone
- Darker stock brick
- Dark green

These descriptive colours are very non-specific, and the rendering included in the DAS does not match the description. We request RAL (or similar) specifications for the colours, and ask for these to be located on the elevation for every area to be painted, to clarify the design and avoid future confusion.

We further recommend that the design principles of the upper floors (i.e. light rendered windows and pilasters/ columns with a darker tone in between) is picked up on, and that the proposed colour palette is simplified. We would further encourage the design to respond to the design principles of Camden Road Station.

We would also recommend that the colour palette considers the colour of the projecting canopies (shown in red on the illustration).

1.2 External light fittings

The proposed light fittings are surprising in number and scale, as the proposed opening hours of the cafe are predominantly during daylight hours.