

Delegated Report		Analysis sheet		Expiry Date:		08/11/2017	
		N/A / attached		Consultation Expiry Date:		19/10/2017	
Officer				Application Number(s)			
Oluwaseyi Enirayetan				2017/5028/P			
Application Address				Drawing Numbers			
92 Fleet Road LONDON NW3 2QX				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to front elevation comprising residential door replacement and additional windows within existing shopfront stallriser.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		The application was advertised in the local press on 28/09/2017 (expiring 19/10/2017) and a site notice was displayed on 22/09/2017 to 13/10/2017. No response received following statutory consultation					
CAAC/Local groups* comments:		Mansfield CAAC was notified by email on 11/10/2017. No response received.					

Site Description

The application site is a four storey terraced property with a basement located on the northern side of Fleet Road near the intersection with Cressy Road. The ground floor is currently used as a shop (Class A1) and the basement and upper floors are residential (Class C3). The property is located within the Mansfield Conservation Area however it is not a Listed Building.

Relevant History

2016/0287/P - Use as a 1-bed self-contained flat at basement floor level. Certificate granted 18/04/2016.

2008/1638/P - Installation of an extraction unit at the rear of the existing retail unit (Class A1). Planning permission granted 28/10/2008

2006/4308/P - Change of use from the existing 2 x flats at first and second floors to 2 x 2 bed flats at first floor and 2 x 3 bed maisonettes at second and third floors, including the erection of a two storey rear and side extension, and the creation of a new floor at roof level. (Amendment to approved application 2005/3918/P dated 12/01/06 for 2x1-bed flats at first floor and 2x3-bed maisonettes at second and third floors). Planning permission granted 10/05/2007

2005/3918/P (nos. 90/92) - Change of use from the existing 2 x flats at first and second floors to 2 x 1 bed flats at first floor and 2 x 3 bed maisonettes at second floor and above, including the erection of a two storey rear and side extension, and the creation of a new floor at roof level. Planning permission granted 12/01/2006

2004/4304/P (nos. 90/92) - Change of use and works of conversion of upper parts from 1 x 2 bed maisonette and 1 x 3 bed maisonette to provide four self-contained flats (2 x 3 bed maisonette, 1 x 2 bed, 1 x 1 bed) including first floor rear extension, roof extension and associated alterations. Planning permission refused 16/12/2004

9201240 - Erection of an extension at lower ground, ground, first and second floors; change of use of basement to self-contained flat conversion of first and second floors to two bed flats erection of rear fire escape and excavation of front basement area and provision of front access steps and railings. Planning permission refused 18/02/1993

9005246 - Change of use and works of conversion of the 1st and 2nd floors to 2 self-contained, 2-bedroom flats and the extension of the ground floor offices at the rear; including the erection of a new 3-storey rear extension. Planning permission refused 13/08/1992

20064 - The erection of a rear extension at basement and ground floor level to extend shop facilities, and self-containment of first and second floors as a maisonette. Planning permission granted 04/03/2017.

19425 - Change of use of basement, first and second floors to three self-contained one-bedroom flats, including the erection of a new three storey extension. Planning permission refused 28/11/1974

19226 - Change of use of upper floors to two self-contained, one-bedroom flats and the erection of a new two-storey rear extension comprising sitting room extension/bathroom, over store/toilet for ground floor shop. Planning permission refused 04/10/1974.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

Local Plan 2017

A1 – Managing the impact of development

D1 – Design

D3 – Shopfronts

Camden Planning Guidance

CPG1 Design 2015

CPG6 Amenity 2013

Mansfield area appraisal and management strategy December 2008

Assessment

1. Proposal

1.1 The proposal seeks permission for the alteration of the existing shopfront within the stallriser section in order to provide daylight into the basement flat below.

1.2 It is also proposed to replace the front door leading to the residential flats.

2. Background

2.1 Whilst the reason for the proposed works is to gain more natural light into the basement flat, to achieve this, alterations is proposed to the shopfront stallriser at front ground floor level.

2.2 The most recent Certificate of lawfulness application ref: 2016/0287/P was approved on 18/04/2016 for the use of the basement level as a 1-bed self-contained flat. In 2008 (ref. 2008/1638/P), the officers delegated report referred to the existing use of the basement floor level as being in residential use, so affirming the use in 2008 and supporting the applicant's assertion for the 2016 application. The Council did not have any evidence to contradict this, hence certificate of lawfulness was approved. However, it should be noted that the application would have been refused if planning permission was sought, as it fails to comply with Council's standards of accommodation and the Housing Act, due to very little natural light gained from a front glazed paving light and no windows.

3. Revision

3.1 A sketch revision was received during the course of the application and also the residential door to be retained as is. The revision was still considered unacceptable.

4. Assessment of design impact

4.1 Policy D3 (Shopfronts) of the Camden Local plan states that the Council will expect a high standard of design in new and altered shopfronts. CPG1 provides guidance on the design of shopfronts and advises that insensitive shopfront design can cause harm to the appearance and character of buildings and shopping areas.

4.2 The application site currently has a stallriser with an existing window element and slate hanging. The applicant is proposing to install windows to the stallriser section. CPG1 states

that stallrisers consist of solid elements below shop windows forming a base to the shopfront display and the materials should be traditional materials such as timber, stone and render. Further stating existing glazed brickwork or tiling should be retained.

4.3 The replacement residential door would be glazed panelled. The materials proposed is contrary to the traditional timber/aluminium front door for residential.

4.4 It is considered that the proposed design and materials of the stallriser and panelled glazed door are contrary to guidance and policy. Therefore, they would cause harm to the host property, the Mansfield Conservation area and would be out of keeping with the surrounding row of commercial units.

4.5 It is considered that the proposal is contrary to Policy D1 of the Camden Local Plan which seeks to secure high quality design in development and similarly would be contrary to policy D3 which expects a high standard of design in shopfronts.

Recommendation: Refuse planning permission