

157 Highgate Road, NW5 1LJ

2017/4469/P



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1. Existing entrance



2. Context of shopfront showing part view of existing door



3. Front elevation of shopfront



4. Street view

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/09/2017
		N/A		Consultation Expiry Date:	05/102017
Officer			Application Number(s)		
Oluwaseyi Enirayetan			2017/4469/P		
Application Address			Drawing Numbers		
157 Highgate Road LONDON NW5 1LJ			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of shop entrance door.					
Recommendation(s):		Grant Conditional 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		No. of objections	3
			No. Electronic	0		
Summary of consultation responses:	<p>The application was advertised in the local press on 14/09/2017 (expiring 05/10/2017) and a site notice was displayed on 13/09/2017 to 04/10/2017</p> <p>The occupiers of 11 Grove Terrace, 10 Little Green Street, and Rae Fether have commented/objected on the following grounds:</p> <ol style="list-style-type: none"> 1. Proposal to recess the shopfront unsuitable due to busy and narrow footway area 2. Changes to the shopfront to include level access 3. Corner signs detract from terrace setting <p>Officers Response:</p> <ol style="list-style-type: none"> 1. <i>Recessed shopfront no longer part of the proposal</i> 2. <i>Shopfront replacement has been removed from proposal. However, the proposal to replace the door will incorporate level access. See paragraph 3.3</i> 3. <i>Signage does not form part of this proposal</i> 					
CAAC/Local groups* comments:	<p>Dartmouth Park CAAC has objected based on the following:</p> <ol style="list-style-type: none"> 1. Details of materials 2. Details of signage 3. Position and nature of security shutter (if any) 4. Disabled access has to be provided (LDF) how this will be done needs to be specified. 5. No elevation/cross section has been provided to show the height of what appears to be an external recessed fruit and veg display. Displaying merchandise externally is not only visually incongruous but will encroach on the public highway. How will this be serviced without blocking the pavement? <p>Officers Response:</p> <ol style="list-style-type: none"> 1. <i>Materials will be aluminium and glass</i> 2. <i>Signage does not form part of this proposal</i> 3. <i>Security shutter does not form part of this proposal</i> 4. <i>The proposal to replace the door will incorporate level access. See paragraph 3.3</i> 5. <i>Shopfront replacement no longer part of this proposal</i> 					

Site Description

The subject site is an end-of-terrace, mixed-use building located on the western side of Highgate Road and the corner of Gordon House Road. The application site relates to the retail unit on the ground floor. The property is located within Dartmouth Park Conservation Area.

Relevant History

E11/14/C/11177- Installation of a new shopfront at 155, Highgate Road.- **Granted 14/07/1971**

E11/14/C/28788- Change of use of ground floor from shop to showroom and display purposes, together with the installation of a new shop front and ancillary repair workshop at the rear.– **Granted 10/09/1979**

8501626 - The installation of a new shopfront – **Granted 31/10/1985**

9500663 - Change of use of the ground floor and part of the first floor to restaurant– **Refused 12/07/1995**

2004/0913/P - Relocation of existing condenser units from the front of the building to the rear and install gates to rear entrance.– **Granted 15/04/2004**

Relevant policies

National Planning Framework (2012)
The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

D3 Shopfronts

Camden Planning Guidance

CPG1 Design (2015).

Dartmouth Conservation Area Appraisal and Management Strategy January 2009

Assessment

1. Proposal

1.1 The application seeks the installation of a replacement entrance door to the shopfront of the property.

2. Amendments

2.1 The application originally included replacement shopfronts to Nos. 155 – 157 Highgate Road with a 700mm recess. However, following officers advice, the proposal has been revised to replace the door at No. 157 Highgate Road as the original proposal was considered unacceptable in policy terms.

3. Assessment

3.1 This application is assessed in terms of the impact on the host building and the Dartmouth Park Conservation Area and the impact on amenity of the adjoining occupiers.

3.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.3 The council will seek to ensure that alterations should always take into account the character and design of the property and its surroundings. Doors and materials should complement the existing building, and their design should match the dimensions.

3.4 The proposed replacement door would be an automatic sliding door with aluminium frame and would fit into existing opening. There is a step into the premises and a ramp internally which is currently covered. The plinth covering the ramp would be removed to provide level access and this would be secured via condition. This would accord with Policy D3 which requires all new and altered shopfronts to be designed to be fully accessible for all.

3.5 The proposed materials (aluminium and glass) would complement the existing shopfront.

3.6 Amenity

3.7 The proposal does not raise any amenity concerns given the door would fit into an existing opening.

4. Conclusion

4.1 Based on the above, it is considered that the proposal would not harm the character and appearance of the existing building and would enhance the character and appearance of the wider Dartmouth Park Conservation Area.

4.2 Recommendation: Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th November 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Kenan Kara
Advance Planning Licensing
Unit 17 Ashley House
Ashley Road
Tottenham
N17 9LZ

Application Ref: **2017/4469/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

6 November 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**157 Highgate Road
LONDON
NW5 1LJ**

DECISION

Proposal:
Replacement of shop entrance door.
Drawing Nos: Site location plan; P-101 Rev C

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Executive Director Supporting Communities



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; P-101 Rev C.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The step outside the shop unit and the internal plinth shall be removed to provide level access.

Reason: To ensure access for all in accordance with the requirement of Policy D3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning