

Response to various CAAC Comments

This application relates solely to the use of the ground floor of the premises at 43-45 Camden Road. The use of remaining parts of the building will comply with the extant planning permission for the site (ref. PE9900116) and relevant planning conditions.

Lighting

The 'proposed' elevation creates a row of overhanging lights for the façade, and large lamp over the door. This would be out of character for a café. The proposed light fittings are surprising in number and scale, as the proposed opening hours of the cafe are predominantly during daylight hours.

Response: It is not clear why this is out of character with a café. It provides low level lighting to existing frontage and signage in a discreet form. In our opinion the lighting improves the 'character' of the building, which for that front part is very much out of keeping with its surroundings.

Since receiving the comments the proposals have been amended to reduce the lighting considerably so that only the central lighting on the Camden Road frontage is retained and this is now reflected in the amended planning drawings.

Colour of Painting

Nos 43-45 and Camden Station should complement Camden Road Station, Grade II listed, as they were built at the same time

A contrast between columns and walls would be preferred,

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.

The present ground floor paintwork is dark and uncompromising: a lighter approach would be more welcome.

Response: The Station is built in stock brickwork, so would not appear comparable. The attached image clarifies the colour scheme proposed and any discrepancy.

We agree with this statement. The existing building is dark and detracts from the character and appearance of the Conservation Area. The colour scheme proposed, alongside the other improvements to the building represent a significant improvement to the character and

appearance of the building and Conservation Area. This was welcomed by officers at pre-application stage.

The present ground floor paintwork is dark and uncompromising: a lighter approach would be more welcome.

For clarification the colours to be used are as follows;

MAIN BUILDING (Bonny Street, front ground floor and above, and rear)

- Plinth: DULUX Tudor Brown 504090 (from the Heritage Range) - <https://www.dulux.co.uk/en/colour-details/tudor-brown>
- Wall: Silt <https://www.littlegreene.com/silt>
- Pilasters: DULUX 15151,20YY 43/083 https://www.duluxtradepaintexpert.co.uk/colour/20yy_43083?range=CP4
- Upper Storey Stone: DULUX 15179, 20YY 58/082 - https://www.duluxtradepaintexpert.co.uk/colour/20yy_58082?range=CP4

LIVING ROOM CAFE (Camden Road)

- DULUX DH Slate 5711 (from the Heritage Range) - <https://www.duluxtradepaintexpert.co.uk/colour/dh-slate>

The intention is that the more modern forward extension, is to be the dark greenish khaki, with the same colour for the pilasters as for the walls (though the pilasters will be a silk finish, and the walls matt). The rear (original) part of the building is where the pilasters are a different and lighter colour than the walls

Canopies

We would also recommend that the colour palette considers the colour of the projecting canopies

Response: We have carefully selected the colour palette including that of the projecting canopies. We would also wish to point out that no objections were raised to the overall colour scheme as part of the pre-application submission and comments received from officers (below)

Officers Comments on pre-application submission

Impact on the character and appearance of the wider area (including Regent's Canal Conservation Area)

The application site is located within the Regent's Canal Conservation Area, wherein the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The removal of the front boundary wall and its replacement with black painted metal railings (1.2 metres high) is considered to be acceptable and in keeping with the host building and the street scene. Regarding the seating area, CPG5 notes that tables and chairs can detract from the character and appearance of an area. In this case, given that the seating area would be located within the curtilage of the building and separated from the public highway, it is considered to be acceptable.

Re-painting the building is likely to be considered acceptable. The removal of the black paint to the rear (Bonny Street elevation) part of the building would also be welcomed.

The removal of the decorative metal grilles from the windows is likely to be supported as it is considered that these elements detract from the character and appearance of the host building, giving the impression of anti-social behaviour in the area.

The erection of 3x retractable projecting canopies (2x on Camden Road elevation; 1x on Bonny Street elevation) is considered to be acceptable provided, as you note in your statement, they fit between the decorative pilasters and under the lip of the façade of the building. Please note that if the retractable canopies include the name of the business, you will also need to apply for advertisement consent. Advertisement consent will also be required for any other signage on the building.

The proposed new copper lantern over the entrance door, to replace the existing glass canopy is considered to be acceptable.

The proposed external vent on the Bonny Street elevation is likely to be considered acceptable provided, as you note in your statement, it is painted the same colour as its surroundings.

Overall, the impact on the character and appearance of the host building, the street scene and the wider area is considered to be acceptable.

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