

Delegated Report		Analysis sheet		Expiry Date:	17/04/2018
		N/A / attached		Consultation Expiry Date:	22/03/2018
Officer			Application Number(s)		
Stuart Clapham			2018/0660/P		
Application Address			Drawing Numbers		
12 York Rise London NW5 1ST			D01, D02, D03, D04, D05, D06 (Site Location Plan)		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of ground floor front extension to existing shop and new shopfront (Use Class A1)					
Recommendation:		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was erected at the site between 28/02/2018 and 21/03/2018.</p> <p>A press notice was placed between 01/03/2018 and 22/03/2018.</p> <p>Three objections were received from the occupants of Lower Maisonette, 110 Chetwynd Road, 11 Grove Terrace and 68 Dartmouth Park Road on the grounds that the extension would</p> <ul style="list-style-type: none">1. Unacceptably reduce width of the pavement2. Block sight lines to the neighbouring shop3. Be conflicting in design terms with the neighbouring ground floor bay window4. Harm the feeling of openness of the area <p>Officer response</p> <ul style="list-style-type: none">1. See Assessment section 2.2. See Assessment section 33. See Assessment section 14. See Assessment section 2					
Dartmouth Park CAAC	<p>The CAAC was supportive of the proposal, subject to the replacement shopfront not having metal shutters, being lit at night and disabled access not impinging on the public footway.</p>					

Site Description

The site is a three-storey terraced building on a parade of shops located within the York Rise/ Chetwynd Road Neighbourhood Centre. The property contains a newsagent (retail – Use Class A1) at ground floor level, with residential accommodation above. To the front of the building is an unenclosed front forecourt with a depth of 1.7m from the shopfront. The adjacent residential property to the south of the site (69 Chetwynd Road) has an enclosed bay window. The ground floor unit to the immediate north is in retail use with a forecourt enclosed by low-level railings and a gate. The site is located within the Dartmouth Park Conservation Area and within the York Rise / Chetwynd Road Neighbourhood Centre as designated by the Council's development plan.

Relevant History

Application site

No planning history at this site

Other relevant nearby history:

2017/0502/P. 20 York Rise. Installation of timber decking to the front cafe forecourt (retrospective). Full planning permission Refused and Warning of Enforcement Action to be taken 20/06/2018. Dismissed on appeal 20/02/2018.

2016/6371/P. 14 York Rise. Change of use of ground floor from office (Class B1) to flexible B1 / A1 uses, installation of replacement shopfront and associated external alterations at ground floor level. Full planning permission granted 02/02/2017.

2015/0141/P. 37 York Rise. Conversion of ground and lower ground floor office (B1) and 1 bedroom maisonette into a single family dwelling. External alterations to the shopfront; rear extensions; alterations to the rear terrace and a sunken courtyard to the rear. Full permission granted 13/04/2015.

2013/6745/P. 56 Chetwynd Road. Replacement of existing shopfront and installation of new canopies to the front and side elevations. Full planning permission granted at Members Briefing 24/03/2014.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

London Borough of Camden Local Plan 2017

Policies

D1 – Design

D2 – Heritage

D3 – Shopfronts

T1 – Prioritising walking, cycling and public transport

TC2 – Camden's centres and other shopping areas

C5 - Safety and security

C6 - Access for all

A1 Managing the impact of development

Supplementary Planning Guidance

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

Camden Planning Guidance – Design (Section 7 - Shopfronts)

Camden Planning Guidance - Transport (Section 8.9 - Footways)

Camden Planning Guidance - Town Centres and Retail

Assessment

The principle relevant considerations here are: Design, Transport, Amenity and impact upon the designated Neighbourhood Centre and shops.

Design

- 1.1 The Council's design policies are aimed at achieving the highest standard of design in all developments.
- 1.2 Policy D1 requires extensions to consider: the character, setting and context, and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building.
- 1.3 Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.
- 1.4 Policy D3 requires that proposals for shopfront development consider the relationship between the shopfront and surrounding properties.
- 1.5 CPG Design states that new shopfronts should be designed as part of the whole building and should sensitively relate to the scale, proportions and architectural style of the building and surrounding facades. It further states that shop frontages should be largely glazed.

Front ground floor extension to existing retail unit.

- 1.6 The proposed extension would measure 1.7m x 4.7m. It would extend forward to the limit of the front curtilage, and southwards to the boundary with No. 69 Chetwynd Road. It's stepped design would leave a space measuring 0.6m x 1.3m for the placement of an outdoor newspaper box. A 0.6m x 0.9m external access ramp would be placed outside of the shop in the public realm. The proposed shopfront design has an externally illuminated fascia signed, 1.1m-high stallrisers, a partially-glazed door and single 2m-wide window.
- 1.7 The front extension would be a prominent addition to the front curtilages of the commercial units on this section of York Rise. The massing, itself irregular on account of the recess for the newspaper box, would furthermore be unsympathetic to patterns of development on the street which are (with a single exception at No. 16) characterised by shopfronts which are flush with the upper floors. Although the existing front projection to no.16 has acted to erode the otherwise uniform front building line to units within the row, this single existing projection is not considered to have materially altered how the main building line of the row is read and as such would not set a precedent for similar works. The resulting frontage would thus appear highly disjointed, fractured and would result in harm to the character and appearance of the host building, pair of buildings as well as the wider CA. This impact would be exacerbated by the fact that the unit is in close proximity to the junction with Chetwynd Road, which acts as the focal point to Neighbourhood Centre.
- 1.8 The front extension would furthermore undermine the balance and symmetry of the host building (which is part of a pair of identical buildings) and obscure views of the neighbouring shop which is flush with the host building. The extension would additionally be incongruous with the adjacent bay window and lead to the creation of an awkward space.

Replacement shopfront

- 1.9 This section of the Neighbourhood Centre contains many high quality shopfronts with timber framed fenestration and high glazing ratios. The site is furthermore located opposite a historic shopfront with decorative detail (No. 33), and diagonally opposite the Dartmouth Arms, an attractive mid-victorian pub. Both of these are named as a shopfronts of merit within the Dartmouth Park Conservation Area Statement.

- 1.10 While the existing shopfront does not contribute to the character of the conservation area, it does maintain identical symmetry and proportions to the neighbouring shopfront and, by nature of it being flush with the host building, is unobtrusive.
- 1.11 The replacement shopfront would have a reduced glazed component, with high stallrisers and a 0.6m reduction in the width of the glazed frontage to accommodate the recessed newspaper stand. The fenestration arrangement would be internally asymmetrical and would break the symmetry with the neighbouring shopfront.
- 1.12 While the replacement fascia sign would be of an appropriate size and scale, the asymmetrical placement of both the fascia itself and the lights would be contrary to the guidance of CPG Design (section 7).
- 1.13 As such, the replacement shopfront would be considered of an unacceptable design and, given the conspicuous siting and the incongruous massing of the extension upon which it would be placed, would be harmful to the character and appearance of the conservation area.

2. Transport

- 2.1 Local Plan policy T1 seeks to promote walking in the borough through supporting a high quality public realm. CPG Transport defers to the Camden Streetscape Design Manual on footway design, in which 1.8m is considered the minimum acceptable effective footway width.
- 2.2 The proposed design would include the installation of an access ramp protruding 0.6m into the public footway.
- 2.3 Although officers note that this ramp has been added in an attempt to create step-free access, the effective footway width in this location is already substantially below the minimum required on account of the narrow pavement and presence of street furniture including a refuse bin and cycle parking. It is also worth noting that the ramp as shown would not comply with modern standards for the provision of step-free access and as such would do little to improve access into the unit. The proposed extension and ramp would consequently obstruct and reduce ease of pedestrian movement within the neighbourhood centre, contrary to the aims of T1 and C6
- 2.4 As such, the additional reduction in footway width required by the placement of the access ramp would be considered contrary to Local Plan policy T1.

3. Town Centres

- 3.1 Local Plan Policy TC2 requires that development in Neighbourhood Centres does not harm the function, character or success of that centre.
- 3.2 In this instance, the depth of the extension would obscure the shopfront of the A1 retail unit at 14 York Rise from elsewhere on York Rise and around the junction with Chetwynd Road (which is the central point of the neighbourhood centre). Additionally, the erosion of the uniformity of shopfront depths and damage to the coherence of this parade of shops would harm the functionality of the retail frontage.
- 3.3 As a result, the proposed front extension would undermine the functioning, character and success of the York Rise/Chetwynd Road Neighbourhood Centre, contrary to Policy TC2.

4. Amenity

- 4.1 Policy A1 seeks to protect the quality of life afforded to neighbouring residential occupiers. The proposed extension would not generate any new outlook, and as such would not give rise to any overlooking, privacy or artificial light pollution issues. While it may generate some overshadowing to the entry doorway to flats at No. 12-14 York Rise, this would not impact on

habitable rooms and therefore be considered acceptable.

5. Conclusion

- 5.1 The proposed front extension and replacement shopfront, by reason of its massing, scale, location and detail design would be an incongruous addition to the streetscape, eroding the character of the parade and host building and resulting in harm to the character and appearance of the conservation area, contrary to policies D1, D2 and D3 of the London Borough of Camden Local Plan (2017)
- 5.2 The proposed access ramp, by reason of its siting and design, result in a reduction to pedestrian ease of movement, clutter the streetscape and would be harmful to the quality of the pedestrian environment, contrary to policies T1 and C6 of the London Borough of Camden Local Plan (2017)
- 5.3 The proposed front extension, by reason of its disruption to the otherwise consistent parade and obscuring effect in views towards other shopfronts within the Neighbourhood Centre, would be harmful to the character, function and success of the centre, contrary to policy TC2 of the London Borough of Camden Local Plan (2017).

6. Recommendation

- 6.1 Refuse planning permission

