

Delegated Report		Analysis sheet		Expiry Date:		07/03/18							
		N/A / attached		Cons. Expire:		14/02/18							
Officer				Application Number(s)									
Jaspreet Chana				2018/2686/P									
Application Address				Drawing Numbers									
82 Camden High Street London NW1 OLT				<i>See decision notice</i>									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Installation of new shopfront (Retrospective)													
Recommendation(s):		Refuse and warning of enforcement action to be taken											
Application Type:		Full planning permission											
Conditions or Reasons for Refusal:		Refer to Decision Notice											
Consultations													
Adjoining Occupiers:		No. notified		0		No. of responses		0		No. of objections		0	
Summary of consultations:		One site notice was displayed to the front of No.82 Camden High Street on 13/07/18 (consultation end date 06/08/18). The development was also advertised in the local press on the 19/07/2018 (consultation end date 12/08/2018).											
Summary of consultation responses:		No objections have been received											
CAAC/Local groups* comments:		No comments were received from Camden CAAC											

Site Description

The site is a ground floor commercial unit in use as A1 retail, it's a discount retailer. No.82 is a mid-terrace four storey building located on the eastern side of Camden High Street. The building comprises of a retail unit on the ground floor with residential accommodation on the upper floors.

The site is not listed but is located within Camden Town Conservation Area.

Relevant History

2012/0599/P - Installation of 2 communal satellite dishes, an aerial and associated equipment including 1 cabinet and new external cable runs to each residential flat (Class C3) – Withdrawn – 20/06/12

2015/6874/P - Change of use of ground floor from A1 (retail) to A3 (restaurant) – Prior approval required approval refused – 28/01/16

2018/0107/P - Change of use from A1 (retail) to Sui Generis mixed use A1 (retail), A3 (cafe) and A4 (bar) - Pending decision

2018/0666/P - Installation of new shopfront – Withdrawn – 27/04/18

EN18/0327 – Unauthorised shopfront – still pending

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Camden Local Plan 2017 –

A1 – Managing the impact of development

D1 – Design

D3 – Shopfronts

CPG1 Design 2015, Chapter 2, 7, 8, 9.

CPG6 Amenity 2013

Camden Town Conservation Area Appraisal and Management Plan

Assessment

1. Proposal

1.1 The proposal seeks permission to install a new shopfront with bi-folding doors.

2. Assessment

2.1 The material considerations for this application are summarised as follows:

- Design and Conservation
- Amenity of neighbouring residential occupants

3. Design

3.1 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.

3.2 The application site is on Camden High Street which is located within Camden Town Conservation Area. The original shop front was aluminium framed with a door on the side, small stall riser, large fascia and roller shutter. Although the design of the shopfront has changed over the years (2008, 2012 and 2014) the use of aluminium has not and is the prominent material used in shopfronts along this stretch of Camden High Street. The proposed shopfront is of modern design, of aluminium material with bi-folding doors, large glazing and a smaller fascia board and stall riser.

3.4 Following a recent site visit it was found that the works were under construction on the shopfront and the shopfront is now in place. It is considered that the proposed shopfront would not be an appropriate replacement as it detracts from the character and appearance of the subject site and the surrounding area. Along this stretch of Camden high street no other shopfront has been replaced with bi-fold doors and mainly retain an entrance to the centre of the shop unit or to the side not the whole way across the site. Furthermore the Design CPG 1 (under section 7.12 page 61) states the following: *'Folding shopfronts are not generally acceptable particularly those on historic buildings such as listed buildings and those in Conservation Areas. When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront'*. Given this the folding doors design would not be an appropriate addition to this shopfront or location and would be contrary to the design CPG 1 and Conservation Area Policy D2.

3.5 Consequently, as the use of the site is proposed to be a mix of A1, A3 and A4 (subject to a separate application) serving alcoholic beverages during long summer days or evenings, due to the nature of the design of the shopfront customers may congregate outside the shopfront on the pavement, this would be inappropriate as it would cause disturbance to neighbouring sites and homes and the footpath is already narrow and due to a heavy footfall along Camden High Street it may cause obstruction to passers-by.

3.6 Therefore it is considered that the proposal fails to preserve and enhance the character and appearance of the Camden Town Conservation Area and is therefore contrary to Policies D1, D2, and D3 and to the Camden planning Guidance Design 1.

3.7 In addition, the agents have provided a supporting statement which highlights similar examples of bi-folding door shopfronts 'approved' within the vicinity of 82 Camden High Street. The example sites are located at 63-65 Parkway called Hook Modern Fish Kitchen and KooKoo, 42 Camden High Street - Yama's Greek Cuisine and 69 Camden High Street – 42 Beans.

3.8 After looking at the history of No.42 Camden High Street, it has become apparent that the site has not had planning permission to change its shopfront from a non-opening shopfront to an opening

shopfront, this will get reported to the enforcement team to investigate and therefore is not considered as a comparable example for the proposed development.

3.9 No.69 Camden High Street received planning permission (2016/0661/P) to change its shopfront from a metal frame to a timber frame with a window in the shopfront which is openable. This example would not be comparable to No.82 as it does not have a full width bi-fold door shopfront and the design and context is very different to the subject site.

3.10 Nos. 63-65 Parkway received planning permission (2017/3974/P) for replacement shopfronts with bi folding doors to either shop. The character and design of the windows along parkway are large in nature and have quite a few modern shopfronts with large full length glazing, therefore the bi-fold doors on this site would not be out of keeping. However due to the site location and context of the site being different to the subject site these examples would not be considered comparable.

3.11 Overall, No.82 is within a different location where no sites either side have bi-fold doors or fully openable shopfronts therefore the proposal would be out of keeping with the character and design of the surrounding area and therefore failing the preserve the character and design of the existing conservation area. The proposal would as a result be contrary to Policies D1, D2, and D3 and to the Camden planning Guidance Design 1.

4. Amenity

4.1 As the shopfront stays within the footprint of the shop and not extend beyond this it is not considered it would have a detrimental impact on the amenities of the neighbouring properties.

5. Recommendation: Refuse planning permission and warn of enforcement action