

126-138 Camden High Street 2020/0526/P



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1. Existing Waterstone's Shopfront



2. Existing shopfronts



3. Existing Building and Shopfronts

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	31/03/2020
		N/A / attached		Consultation Expiry Date:	17/05/2020
Officer			Application Number(s)		
Jennifer Walsh			2020/0526/P		
Application Address			Drawing Numbers		
126 - 138 Camden High Street London NW1 0LU			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Removal of 2 existing shopfronts and installation of single shopfront to cover extent of amalgamated frontage (Class A1).					
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	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed 17/04/2020 – 11/05/2020 A press notice was advertised on 23/04/2020					
CAAC/Local group* comments:	Camden Town CAAC object to the proposals on the following grounds: <ul style="list-style-type: none">- The applicant fails to mention the site is within a Conservation Area;- The loss of the high quality Waterstones Shopfront should be resisted;- The building is an important feature of the high street and it deserves better design; <p>Revisions to the scheme were received and the CAAC were re-consulted. They provided the following comments:</p> <ul style="list-style-type: none">- There is no indication as to whether the vertical elements are timber or not?- The Stall riser does not clarify the material- A section should be requested through a pilaster and window with stall riser below so you can tell if the revised stall riser will be sufficiently well modelled or not to ensure it does not read like a poor flat plastic replica. <p><i>Officers response – Please refer to the design section, specifically para 4.5</i></p>					

Site Description

The host property currently has two shop fronts, one serving Poundland and the other a Waterstone's book shop. The host property is not a listed building. The shopfronts are located within the Camden Town Conservation Area and specific mention is given to the building within the conservation area appraisal, adopted 2007. It states "A magnificent example is Denmoss House, at No 138 Camden High Street/ No 10 Greenland Street. This significant building, dating from 1893, was a purpose built furniture store for Bowman Brothers, a family business. It has strong overtones of the Arts and Craft style."

Relevant History

None relevant

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Intend to adopt London Plan (2019)

Camden Local Plan 2017

C5 (Safety and security)

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

D3 (Shopfronts)

Camden Planning Guidance

CPG Amenity (March 2018)

CPG Design (March 2019)

Camden Town Conservation Area Statement 2007

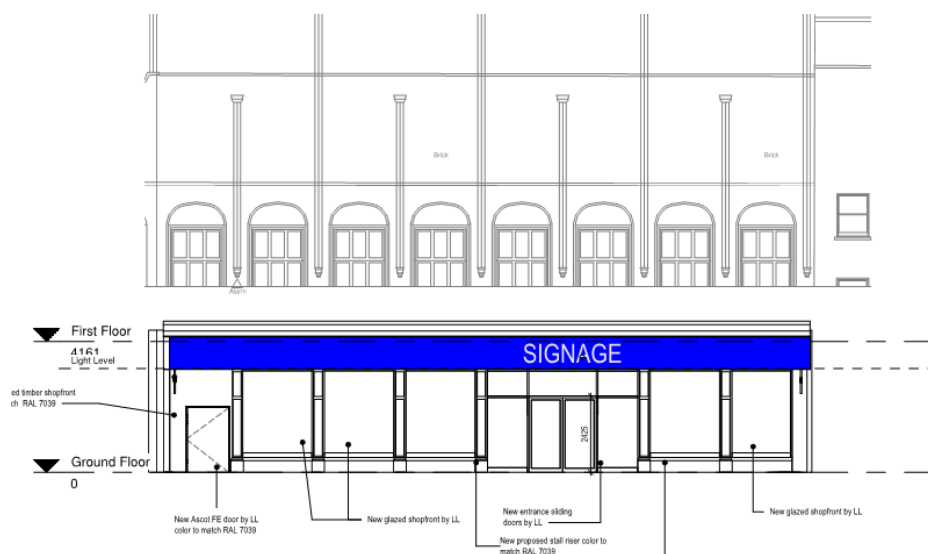
Assessment

1.0 Proposals

1.1 Planning permission is sought for the removal of the two existing shop fronts and replacement with a single shopfront with a centrally placed door.

2.0 Revisions

2.1 Following Officer advice, the plans were revised so to enhance the existing host building and so complement the architectural integrity of the building.



Proposed Frontage

3.0 Assessment

3.1 The main material planning considerations are:

- Design and heritage
- Neighbour amenity

4.0 Design and Heritage

4.1 The application site is within the Camden Town Conservation Area, wherein the Council has a statutory duty, under section 72 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.

4.2 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context, form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to and create the character, in line with policy D2.

4.3 When determining proposals for shopfront development the Council will consider: a. the design of the shopfront or feature, including its details and materials; b. the existing character, architectural and historic merit and design of the building and its shopfront; c. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell; d. the general characteristics of shopfronts in the area; e. community safety and the contribution made by shopfronts to natural surveillance; and f. the degree of accessibility.

4.4 The host property was a purpose built furniture store. One of the existing shopfronts which currently hosts Poundland has undergone substantial changes over the years. However, the other shopfront which hosted Waterstone's is one of the most architectural important shopfronts which we have remaining on Camden High Street. The proposal seeks to amalgamate the two units and have one wide spanning shopfront with double sliding doors slightly off centre. There would be no recess to the doorway. The Council's Conservation and Planning Officers have worked closely with the applicant to ensure that the proposal compliments and works with the host building, whose frontage is set back from the high street itself. Through the revised designs, the pillars now correspond to the building above and align with the openings. The fascia is to be moved upwards on the shopfront and is to span across the two buildings, removing the large area of vents which are currently at fascia level to the Poundland shop.

4.5 The CAAC have asked for more details in relation to the materials and a section through the shopfront. A section has been provided which has been assessed by the conservation officer and the applicant has confirmed that the shopfront will be in timber. However, it is not considered that the details of the shopfront is sufficient to secure the details. Due to the applicant not drawing up construction drawings as of yet, a condition is recommended to any permission requesting details of the stallriser, which would be either timber or stone, as well as the pilasters to ensure there is sufficient depth to the shopfront prior to the implementation of the development. The applicant has confirmed that the shopfront will be timber.

4.6 Advertisement consent has been applied for, but is running separately to this application.

4.7 Overall, whilst the loss of the Waterstone's shopfront is regrettable, the installation of the new amalgamated shopfront is considered acceptable in design terms and would continue to preserve the appearance of the host property and the wider conservation area.

5.0 Neighbour Amenity

5.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour. The proposals would not change the building line of the property and therefore, no amenity concerns are raised.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th June 2020, 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'.

Application ref: 2020/0526/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Date: 11 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**126 - 138 Camden High Street
London
NW1 0LU**

Proposal:

Removal of 2 existing shopfronts and installation of single shopfront to cover extent of amalgamated frontage (Class A1).

Drawing Nos: Site Location Plan, Block Plan; 6051357/E05; CMD_Planning Rev P6; TKM_CMD_C50.

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.

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

6051357/E05; CMD_Planning Rev P6; TKM_CMD_C50.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturers details including sections at 1:10 of the materials to be used for the stall riser;

b) Details including sections at 1:10 of the pilasters to show the depth and reveal;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after

a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 Notwithstanding the approved drawings, the advertisements shown are indicative and subject to a separate application. This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email planning@camden.gov.uk.
- 5 The display of an advertisement without consent is a criminal offence under Section 224(3) of the Town and Country Planning Act 1990. Under Section 225 of the Town and Country Planning Act, Section 10 of the London Local Authorities Act 1995 and Section 11 of the London Local Authorities Act 1995 the Council has powers to enter the land and remove the display. As such, the Council will commence prosecution/action to secure the removal of the advertisement.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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- 7 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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

DRAFT

DECISION