

# LONDON BOROUGH OF CAMDEN PLANNING APPLICATIONS

# REPORT FORM

|                                |          |   |
|--------------------------------|----------|---|
| Agenda Item No:                |          | * |
| Reg. No. PL/                   | P9601308 |   |
| If Revised, Number of Revision | R        |   |

|                     |        |                          |                       |    |
|---------------------|--------|--------------------------|-----------------------|----|
| Date Site Visit     |        | Type of Development (B6) | Alteration            | AZ |
| Case Officer        | H.N.T. | Re/Development           | Minor Development     | MD |
| Address of Proposal |        | Change of Use            | + shop front          | MS |
|                     |        | Extension                | Renewal of Permission | RP |

81-86 Chalk Farm Rd NW1

Name of Applicant: Texaco

Name & Address of Agent: J. WARD  
Leicester Square

Summary of Proposal Plant/Front

Partial demolition of the wall on the sales area building & replacement with fully glazed window display/shopfront.

Recommendation: Grant Refuse Details Approve Refuse

| Existing Uses | (D8) Class | (D8) Area m <sup>2</sup> | Proposed Uses | (D9) Class | (D11) Area m <sup>2</sup> | Name of Conservation Area |
|---------------|------------|--------------------------|---------------|------------|---------------------------|---------------------------|
|               |            |                          |               |            |                           |                           |

| Existing Dwelling Mix |            |            |           | Proposed Dwelling Mix |            |            |           |
|-----------------------|------------|------------|-----------|-----------------------|------------|------------|-----------|
| P / Dwlg              | (A21) H FM | (A22) Size | (A23) No. | P / Dwlg              | (A21) H FM | (A22) Size | (A23) No. |
|                       |            |            |           |                       |            |            |           |

A2 Net Site Area

A3 Residential (Gross) Site Area

A13 Parking Spaces Existing

A14 Parking Spaces Proposed

Key Policies

UDP B.P

Civil Design

| Institutions | (A24) Type | (A25) Bedrooms | (A26) Bed Spaces |
|--------------|------------|----------------|------------------|
| Existing     |            |                |                  |
| Proposed     |            |                |                  |

Consultations

Adjoining Occupiers No. Summary of Replies

Objections

Sent

Replies

Expiry Date

Documents referred to under Local Government Act 1972 (Sec. 100) (as amended)

Name of Local Group and Summary of Replies + Dates

Site: The sales area (a single storey ~~extension~~ <sup>building</sup>), within a Petrol filling station with Car wash on the north side of Chalk Farm Rd.

Proposal: As above.

Assessment: The existing building - comprises <sup>a single storey building</sup> on 3 sides made in bricks + the one elevations ~~part~~ (west) part glazed. The building is set back from the pavement front by about 5 metres. The existing flank facing Chalk Farm Rd is fully bricked up. The proposed would partly open this part + replace it with fully glazed shop fronts.

It is considered the proposal would improve the visual appearance of the building.

Recommendation: Grant planning permission.

P.S. There are concurrent applications for Adx use of part of the building for A3 purposes.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------|-------------------------|----------|---------------|--------------|---------------|----------------------------|-------------|-------------------|-----------|------------------------|--|----------------------------------|--|
| Address of Proposal <b>B1-86 Chalk Farm NW</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               | Postal District <b>NW1</b>             | Reg. No. <b>P960308</b> | Rev. No. | <b>Page 2</b> |              |               |                            |             |                   |           |                        |  |                                  |  |
| Address of AGENT<br>(If different from that on Appin Form)<br><br><div style="text-align: right;">Postcode</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               | Case File No. <b>410141A</b>           |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               | Date of App. <b>30-4-96</b>            |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               | Associated Nos. <b>HB</b><br><b>CA</b> |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               | Duplicate App. No.                     |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| Last Relevant App. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| <div style="display: flex;"> <div style="width: 15%; font-size: small;">           Wording of PROPOSAL as it is to appear on decision letter         </div> <div style="width: 85%; border-left: 1px solid black; padding-left: 10px;"> <p style="font-size: 1.2em;">Partial demolition of the flank + front wall of the Sales <del>MAN</del> building + replacement with a fully glazed window / shop front. <del>display</del></p> </div> </div>                                                                                                                                                                                                                                                                                                                                                    |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| as shown on drawing no.(s): <b>H4182/6+7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| Dates of Revs:- (R1 / /19 ) (R2 / /19 ) (R3 / /19 ) (R4 / /19 )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| <div style="display: flex;"> <div style="width: 45%;">           Recommendation:           <ul style="list-style-type: none"> <li>- Grant permission, subject to the following condition(s):</li> <li>- Refuse permission, for the following reason(s):</li> <li>- Approve details / - Refuse details</li> </ul> </div> <div style="width: 5%; text-align: center; font-size: 3em;">}</div> <div style="width: 50%;">           - Delete where inappropriate <b>FP</b> </div> </div>                                                                                                                                                                                                                                                                                                                  |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           Reason(s) for Condition(s)         </div> <div style="width: 55%; border: 2px solid black; padding: 10px; text-align: center;"> <p style="margin: 0;">LONDON BOROUGH OF CAMDEN<br/>TOWN AND COUNTRY PLANNING ACTS</p> <p style="font-size: 1.5em; margin: 10px 0;">28 JUN 1996</p> <p style="margin: 0;">RECOMMENDATION AGREED<br/>ON BEHALF OF THE COUNCIL</p> </div> </div>                                                                                                                                                                                                                                                                                                                        |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| <div style="display: flex;"> <div style="width: 70%;">           Informatives(s)         </div> <div style="width: 30%; border: 1px solid black; padding: 5px;"> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: small;">Case Officer</td> <td style="width: 50%; text-align: center;"><b>JH. NO</b></td> </tr> <tr> <td style="font-size: small;">Area Officer / Sr. Planner</td> <td style="text-align: center;"><b>R.P.</b></td> </tr> <tr> <td style="font-size: small;">Princ. DC Officer</td> <td style="text-align: center;"><b>NH</b></td> </tr> <tr> <td style="font-size: small;">Circ. details input by</td> <td></td> </tr> <tr> <td style="font-size: small;">Decision letter details input by</td> <td></td> </tr> </table> </div> </div> |               |                                        |                         |          |               | Case Officer | <b>JH. NO</b> | Area Officer / Sr. Planner | <b>R.P.</b> | Princ. DC Officer | <b>NH</b> | Circ. details input by |  | Decision letter details input by |  |
| Case Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>JH. NO</b> |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| Area Officer / Sr. Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>R.P.</b>   |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| Princ. DC Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>NH</b>     |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| Circ. details input by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |
| Decision letter details input by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                        |                         |          |               |              |               |                            |             |                   |           |                        |  |                                  |  |