

Planning statement

For **162 Agar Grove, Camden, London, NW1 9TY**

Project **Installation of proposed aluminium shopfront**



London Borough of Camden

Revision (--)
Jul 2020

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1.0 Introduction

We apply on behalf of our client to seek planning permission from Camden Council to replace the shopfront at No. 162 Agar Grove, NW1 9TY

The site is a terraced mixed use property on Agar Grove, near the York St/ Brewery Rd junction and it is composed primarily of residential flats (Class C3) at the ground, first, second and third floors while the use of the basement is reminiscent of the previous use of the ground floor which ended approximately 12 years ago.

The ground and basement floors of the property had been in use as a restaurant (at the ground floor) and ancillary storage (at basement level) until 12 years ago when the premises became vacant and in 2014 planning permission was granted to change the use of the ground floor into a 2 bedroom flat, the basement continuing to remain vacant until present day.

Through the current application, the freeholder is seeking the Council's support to change the existing frontage consisting of timber frame single glazing and painted plywood fascias into an aluminium 'shopfront'.

With regard to the fascia advertisements, a potential future occupier of the vacant basement will apply to the Council with their signage proposals.

2.0 Evaluation

The existing frontage is of primitive technology, poor thermal properties and presents deterioration to finishes and details.

The stud partition that separates the residential flat from the lobby entrance to the commercial basement does not reflect the front glazing and unsympathetically intersects a glazed panel.

At the same time, the single openable panel to the lounge area of the flat also falls partly into the lobby of the vacant commercial basement.

Taking into consideration above appraisal, we propose to replace the existing frontage with an aluminium, double glazed assembly.

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3.0 Design Constraints

The site is visible from Agar Grove.

The site is within Camden Square Conservation Area.

The property is not a listed building and is not of special Architectural merit.

(162 Agar Grove)

3.1 Design Ethos

The proposed frontage is designed to be of traditional appearance and in accordance with the significant features of historic shopfronts within the Camden Square Conservation Area.

As such, the high level glazing register consists in subdivided, reduced size openable panels and the proposed slate grey adds to the conservative shop front character of the proposal.

3.2 Amount

The proposed frontage would not exceed the size of the existing.

3.3 Layout

The proposed accesses to the ground floor and basement levels remain as existing.

5.0 Recommendation

In view of the issues raised the Council is respectfully asked to grant planning permission for the development as proposed.