

Delegated Report		Analysis sheet		Expiry Date:		05/10/2020	
		N/A / attached		Consultation Expiry Date:		18/10/2020	
Officer				Application Number			
Tony Young				2020/3549/P			
Application Address				Drawing Numbers			
26-28 Parkway London NW1 7AH				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Replacement of timber framed fixed glazing to frontage on Arlington Road elevation with aluminium framed openable windows (guillotine window system).							
Recommendation:		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining occupiers and/or local groups:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation response(s):		<p>A <u>site notice</u> was displayed on 23/09/2020 and expired on 17/10/2020</p> <p>A <u>press notice</u> was advertised on 24/09/2020 and expired on 18/10/2020</p> <p>No responses from individuals.</p> <p><u>The Camden Town Conservation Area Advisory Committee</u> responded, objecting to the proposals as follows:</p> <p><i>“The glazing on the Arlington Road elevation of this corner property appears contemporary to the building and is well proportioned in itself and sympathetic to the host building both in terms of the unusual subdivisions and its materiality. The proposal is aluminium which is an alien material and the horizontal subdivisions weaken the charming character of the cafe. The proposed change neither preserves nor enhances the Conservation Area, through the loss of original character on the host building and also negatively impacts on the more residential nature of Arlington Road. As such we object to this proposal which is harmful to the CA.”</i></p>					

Site Description

The application site is located on the north side of Parkway, close to a junction with Arlington Road. The proposed alterations relate to the restaurant unit at no. 26 Parkway only (the elevation facing Arlington Road) which occupies the ground and basement floor levels. Separate residential accommodation is located on the upper floors.

The building is not listed and is located within the Camden Town Conservation Area. The building is recognised in the Camden Town Conservation Area Appraisal and Management Plan (adopted October 2007) as making a positive contribution within the area.

Relevant History

2008/1529/P - Change of use of the ground floor from a retail shop (class A1) to a hot food take away (Class A5), in conjunction with existing restaurant use at 26 Parkway (Class A3). Planning permission granted 16/01/2009

PE9700667 - Approval of details of the elevations and facing materials, pursuant to additional condition 1 of the planning permission dated 07/05/97 (PE9700006R2). Approval granted 01/12/1997

PE9700006R2 - The installation of a new shopfront. Planning permission granted 07/05/1997

8700890 - Installation of extract duct to vent restaurant kitchen. Planning permission granted 23/07/1987

8501801 - The installation of a new shop front. Planning permission granted 27/11/1985

Relevant policies

National Planning Policy Framework 2019

Publication London Plan 2020

London Borough of Camden Local Plan 2017

A1 - Managing the impact of development

C6 - Access for all

D1 - Design

D2 - Heritage

D3 - Shopfronts

Camden Planning Guidance

CPG Design (March 2019) - chapters 2 (Design excellence) and 6 (Shopfronts)

CPG Amenity (March 2018) - chapter 2 (Overlooking, privacy and outlook)

Camden Town Conservation Area Appraisal and Management Strategy (adopted October 2007)

Assessment

1. Proposal

1.1 Planning permission is sought to replace timber framed fixed glazing to an existing frontage on the Arlington Road elevation with aluminium framed, openable windows using a 'guillotine window' system.

2. Assessment

2.1 The principal considerations in the determination of this application are:

- the design and impact of the proposals on the character and appearance of the host

- building, streetscape and Camden Town Conservation Area; and
- the impact of the proposal on neighbouring amenity.

3. Design and appearance

3.1 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that “*Good design takes account of its surroundings and preserves what is distinctive and valued about the local area*” and expects all development to specifically consider:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility; and*
- *its contribution to public realm and its impact on views and vistas.*

3.2 More specifically, in regard to alterations to existing shopfronts, Local Plan Policy D3 (Shopfronts) and Camden Planning Guidance (Design) both recognise that alterations should respect the detailed design, character, materials, colour and architectural features of the shopfront and building itself. Chapter 6 (Shopfronts) of CPG (Design) states that “*insensitive alterations to existing shop fronts and poorly designed shopfronts in new buildings can erode the character of existing frontages and the local area.*”

3.3 Similarly, the Camden Town Conservation Area Appraisal and Management Plan (adopted October 2007) states that “*inappropriate and poorly designed shopfronts detract from the character and appearance of the Camden Town Conservation Area.*” As such, any alterations should be a high quality design that respond sensitively within the site context and setting. The Plan also identifies the host building as making a positive contribution within the area.



Photograph 1: showing application site (26-28 Parkway)



Photograph 2: showing relevant elevation affected by proposals (on Arlington Road)

- 3.4 The existing shopfront as a whole dates from the mid-1980s, and though contemporary, it is very simple and traditional in design terms. The glazing on the Arlington Road elevation in particular is well proportioned and sympathetic to the host building and wider Camden Town Conservation Area in terms of the vertical emphasis of its subdivisions, as well as the use of slim timber frames and stallrisers (see Photograph 2 above).
- 3.5 The proposed 'guillotine style' glazing system would appear out-of-keeping in this context as it would introduce subdivisions with a horizontal emphasis that would diminish the character and appearance of the restaurant frontage, both when the fenestration is either open or closed. Works to open up the shopfront in the way proposed would create 3 large horizontal voids or spaces within the shopfront. Local Plan Policy D3 (Shopfronts) states that *"folding or opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building."* In this regard, the proposed alterations would not only serve to erode the existing character of the frontage, but also result in an incongruous appearance, harmful to the host building, streetscape and wider Camden Town Conservation Area.
- 3.6 Furthermore, while the Arlington Road and Parkway elevations are not identical, the proposed alterations to the Arlington Road frontage would create an odd, imbalanced appearance, out-of-keeping with the Parkway frontage when viewed together on this widely visible corner location.
- 3.7 Local Plan Policy D2 (Heritage) advises that where alterations are proposed they should be undertaken in materials of a similar appearance to the original. The proposed change from a more traditional timber material to aluminium would introduce an unsympathetic modern material, inappropriate within the context of the application site, especially in this prominent and busy corner location where alterations would be highly noticeable given the wide and open public views towards the host building in this part of Parkway.
- 3.8 Moreover, the choice of proposed material notwithstanding, the proposed section drawing (ref. 2001_S_P_3000) appears to show significantly thicker frames which would not be appropriate in the context of this particular shopfront and which also appear inconsistent with the proposed elevation drawing (ref. 2001_S_P_1000).
- 3.9 A consultation response has been received from the Camden Town Conservation Area Advisory Committee objecting to the proposal along similar lines to the concerns expressed

above.

- 3.10 It is also noted that the existing elevation drawing (ref. 2001_S_E_1000) shows a consistently low stallriser that maintains the same height along the full length of the frontage on Arlington Road. This doesn't match the existing frontage as viewed on site by the case officer which revealed a higher stallriser that rises progressively in height towards the north-west. As this isn't correctly shown on both the existing and proposed drawings, it isn't clear whether the stallriser is proposed to be altered or not.
- 3.11 Overall, therefore, the proposed alterations, by virtue of their design, location and materials, would result in an unsympathetic and incongruous frontage that would be detrimental to the character and appearance of the host building, streetscape and wider Camden Town Conservation Area, contrary to policies D1 (Design), D2 (Heritage) and D3 (Shopfronts) of the Camden Local Plan 2017.

4. Neighbouring amenity

- 4.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.
- 4.2 This is supported by Camden Planning Guidance (Amenity) which recognises that uses associated with the provision of food and drink can pose particular difficulties in terms of noise and disturbance, especially during peak operating times which might include the evening and late at night. As such, guidance requires the potential impact on the amenity of neighbouring properties to be fully considered and seeks for developments to be designed to protect the amenity of any neighbouring residential dwellings to a reasonable degree.
- 4.3 The Arlington Road elevation doesn't have an existing entrance door, active customer access route or openable windows within it; however, there is an existing outdoor customer seating area with tables and chairs that runs along the full length of the elevation. The upper part of the elevation doesn't contain any windows, residential or otherwise.
- 4.4 While it is acknowledged that the proposed installation of openable window system might introduce some degree of additional noise and odour discharge from inside the restaurant premises that might carry out onto the street, the impact on residential amenity is likely to be low given the particular site context at a busy road junction. It is also acknowledged that any potential harm to amenity from noise and odour impacts could be controlled to some degree by means of a condition attached to any approval that would restrict the times during which the windows could be left open.
- 4.5 Overall therefore, it is concluded that there would be no significant adverse impact on residential amenity in terms of increased levels of noise or odour associated with the proposals. As such, the proposal accords Local Plan Policy A1 (Managing the impact of development) and CPG (Amenity) in this regard.

5. Recommendation

- 5.1 Refuse planning permission for the following reason:
- 5.2 The proposed shopfront alterations, by virtue of their design, location and materials, would result in an unsympathetic and incongruous frontage that would be detrimental to the character and appearance of the host building, streetscape and wider Camden Town Conservation Area, contrary to policies D1 (Design), D2 (Heritage) and D3 (Shopfronts) of the Camden Local Plan 2017.