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SITE LOCATION: 126 Boundary Road NW8 0RH

PLANNING APPLICATION TYPE: Full Planning Application

DATE: 09 June 2021

Planning Statement, Design and Access and Heritage Statement

1. Introduction

This planning statement has been prepared by Paper Project architecture and design limited on behalf of Avatus Construction in support of a full planning application for proposals at 126 Boundary Road, Camden NW8 0RH.

This application seeks planning permission for the following alterations to the building: -

Replacement of Existing Shop Front Glazing, Stall Riser and Doors.

This Planning Statement includes the following sections: -

2. Site and Surroundings
3. Planning History
4. Description of Proposed Development
5. Planning Policy
6. Planning Analysis
7. Conclusion

2. Site and Surroundings

The site is located on the western side of Boundary Road, Camden. The site forms part of a terrace comprising a mixture of 3 and 4 storey buildings, some with a basement. The ground floor of the terrace is largely commercial and retail with the upper floors being a mixture of offices and residential.

The site is in the St John's Wood Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area, (part of a group of buildings nos. 98-132.)

The boundary with the City of Westminster immediately to the south-east on the opposite side of Boundary Road.

The property is currently under construction / renovation as a medical facility. It was, for many years, used as a language school.

3. Planning History

Application 8073/SR51/840

The use of the first and second floors of No. 126, Boundary Road, Hampstead, for light industrial or office purposes.

Refused 30/01/1951.

Application AR/TP/8073/NW

The use of the ground floor and basement at No. 126, Boundary Road, Hampstead, as a social club.

Refused 15/05/1957.

Application 8073/NW

The use of the first and second floors of No126 Boundary Road, Hampstead as a language school and reading room.

Granted 14/03/1958.

Application 2018/4836/P

Use of the ground and basement floors as language school (Class D1).

Granted 27/11/2018.

Application no 2018/5487/P

Installation of roof top air conditioning plant and acoustic enclosure.

Granted 12/12/2018.

Application no 2019/0116/P

Erection of single storey rear extension at ground floor level and erection of roof extension to create 39sqm additional D1 floorspace. Formation of front facing roof terrace at third floor level, and replacement of existing uPVC window frames with timber.

Granted subject to Section 106 legal agreement, 05/02/2019.

Application 2019/0155/P

Erection of part single, part two-storey rear extension at ground and first floor level.

Appeal refused 07/02/2019.

Application 2019/5870/P

Installation of replacement shopfront.

Withdrawn 28/01/2020.

Application 2020/0434/A

Display of 1x non-illuminated fascia.

Withdrawn 07/02/2020.

4. Description of Proposed Development

The applicant is in the process of implementing planning approval reference number 2019/0116/P. The renovated building will operate as a medical and aesthetics clinic. This application seeks approval for alterations to the shopfront.

5. Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

The development proposal outlined above will be assessed against prevailing National Planning Policy Framework (NPPF) and policies contained within The London Plan March 2021, and the Development Plan which consists of the Camden Local Plan 2017, Camden Planning Guidance 2021 and St John's wood Character Appraisal and Management Strategy 2009.

National Planning Policy Framework - February 2019

Paragraph 80 states the following: - "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Paragraph 127, points b and c state that planning policies and decision should ensure that development: - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The following **Development Plan** policies which are relevant to this application are as follows: -

D1 – Design

The Council will seek to secure high quality design in development.

The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- i. is secure and designed to minimise crime and antisocial behaviour;
- m. preserves strategic and local views;
- o. carefully integrates building services equipment. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

D2 - Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Within Heritage is guidance on **Conservation areas**; which is as follows: -

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets.' In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area.

D3 – Design – shopfronts

The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.

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.

The Council will resist the removal of shop windows without a suitable replacement and will ensure that where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained. Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.

Policy E1 - Economic development

The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. We will

- a. Support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;

6. Planning Analysis

The main planning considerations relate to the design of the shopfront and impact of the proposals on the host building and the St Johns Wood Conservation Area.

Impact on the host dwelling

The site forms part of a terrace comprising a mixture of 3 and 4 storey buildings, some with a basement. The ground floor of the terrace is largely commercial and retail with the upper floors being a mixture of offices and residential.

The site is in the St John's Wood Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area, (part of a group of buildings nos. 98-132.)

Careful consideration has been given to these proposals with a view to respecting the existing building and wider conservation area as well as meeting the needs of the new business which will be operating out of the premises.

Below are the key design points: -

The original stall riser design has been reinstated with door base panels designed to line through with the stall riser in accordance with Camden's guidance on shopfronts, which states the following :- "Stall risers should be retained and generally incorporated to any new shopfront on period buildings."

Door head framing to match existing, this is also in accordance with the design guidance; "the design of the door should be in keeping with the other elements of the shopfront. The solid bottom panel should align with the stall riser. The top of the door should align with the transom."

Glazing detail above doors.

Shopfront facade and door /window framework painted in dark grey/black.

The proposals will have no adverse impact on either the host dwelling and is therefore in accordance with Policy D3 of the Development Plan.

Impact on the Conservation Area / Heritage Statement

The site lies on the boundary of Camden and at the edge of the St Johns Wood Conservation Area. The terraces in Boundary Road built around 1870, are both of similar design with the exception that the houses on the Westminster side are brick faced and those in Camden are stucco finished. The buildings have similar widths, heights, detailing and cornices.

The proposed replacement shopfront successfully combines the key original features whilst incorporating a more modern glazed panel enabling the interior of the building to be seen and to be welcoming.

As shopfronts are seen at close quarters, the detailing, type and quality of materials, execution and finishes are very important – and these will all be high quality as befits the business that will be operating from the premises.

The proposals will have no adverse impact on the St Johns Wood Conservation Area and is in accordance with Policy D2 of the Development Plan.

Photos of other shop fronts along the same parade are shown below and indicate the variety and non-uniformity of styles:









Access

Access into and around the property are not impacted by the proposals.

7. Conclusion

This application offers the opportunity to complete the renovation of an attractive building which is in a poor state of repair. The new shopfront combines the original features which are to be renovated and a more modern glazed panel which will meet the needs to the business to be operating from the premises.