

Delegated Report		Analysis sheet		Expiry Date:		09/08/2021
		N/A		Consultation Expiry Date:		22/08/2020
Officer		Application Number(s)				
Mathew Dempsey		2021/2889/P				
Application Address		Drawing Numbers				
126 Boundary Road London NW8 0RH		Refer to draft decision notice.				
Proposal(s)						
Alterations to shopfront, including new doors and matching fanlight detail						
Recommendation(s):		Refuse Planning Permission				
Application Type:		Full Planning Permission				
Consultations						
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections
						00
Summary of consultation responses:		A site notice was displayed on 23/07/2021 for 21 days. A press notice was published on 29/07/2021.				
		No comments were received during public consultation.				
CAAC/Amenity group comments:		There is no St John's Wood Conservation Area Advisory Committee.				
		The Kilburn Neighbourhood Forum were consulted but no response was received.				

Site Description	
The site is located on the north-western side of Boundary Road and forms part of a terrace of 3 and 4 storey buildings, some with basement. The ground floor of the terrace is largely commercial and retail in appearance, with the upper floors being a mixture of offices and residential.	<p>The site is not listed but 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.)</p> <p>The boundary with the City of Westminster runs immediately to the south-east on the opposite side of Boundary Road.</p> <p>The property is currently under construction / renovation as a medical facility.</p>
Relevant History	
<p>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. <i>Granted subject to Section 106 legal agreement, 05/02/2019.</i></p> <p>2019/0155/P Erection of part single, part two-storey rear extension at ground and first floor level. <i>Appeal dismissed 07/02/2019.</i></p> <p>2019/5870/P Installation of replacement shopfront. Withdrawn 28/01/2020.</p> <p>2021/2888/P Alterations to shopfront, including new doors and matching fanlight detail. Approved 10/11/2021.</p>	
Relevant policies	
<p>National Planning Policy Framework 2021</p> <p>Camden Local Plan 2017</p> <p>A1 – Managing the impact of development D1 – Design D2 – Heritage D3 – Shopfront</p> <p>Camden Planning Guidance CPG Design – Section 6 (Shopfronts) (March 2019)</p> <p>St John's Wood Conservation Area Appraisal and Management Strategy (Adopted 14 July 2009)</p> <p>The site is in the Kilburn Neighbourhood Forum area. On 3 June 2016 the London Borough of Camden and Brent Councils approved the designation of the Neighbourhood Area and Neighbourhood Forum. As the Forum was established in 2016 it has now re-applied for formal designation for a further five years. There is no draft Neighbourhood Plan in place.</p>	

1. Assessment

- 1.1 Planning permission is sought for alterations to the shopfront. It is observed from the application documents and site photos that the existing heritage shopfront has been removed in order to facilitate structural works to the ground floor.
- 1.2 The principal considerations material to the determination of this application are
 - i. Design & heritage
 - ii. Access, Amenity, the impact on neighbours.

2. Design and Heritage:

- 2.1 Policy D1 (Design) of the Camden Local Plan 2017 states that ‘Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. 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 which integrates into its surroundings. The Council will seek to secure high quality design in development and will require that development respects local context and character, preserves or enhances the historic environment and heritage assets.’

- 2.2 Policy D2 (Heritage) of the Camden Local Plan 2017 states that ‘The Council places great importance on preserving the historic environment. Conservation areas are designated heritage assets. The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area and will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this.’

- 2.3 Policy D3 (Shopfronts) of the Camden Local Plan 2017 also states that ‘Shopfronts contribute greatly to the character of centres and their distinctiveness. The Council will expect a high standard of design in new and altered shopfronts and other features. When determining proposals for shopfront development the Council will consider the design of the shopfront or feature, including its details and materials, the existing character, architectural and historic merit and design of the building and its shopfront’.

- 2.4 The St Johns Wood Conservation Area Appraisal (para 3.13) identifies the background and context of the site as:

“Shops and small scale commercial businesses feature in part of the St John’s Wood West area. Here the mid-Victorian terraces along the north-eastern end of Boundary Road form a focal point for goods and services....Reflecting historically a growth in commercial activity, they boast several well preserved shopfronts, and are home to useful local services and small independent retailers and restaurants... They often retain high quality Victorian embellishments worthy of preservation and typically enhancing the character and appearance of the Conservation Area.”

- 2.5 And further (para 4.12):

“Historic shopfronts have survived relatively well in places. Earlier modifications of the late 19th and early 20th century complement the original detailing and illustrate the way in which occupation and activity within the area has evolved. Later additions and renovations have been much less sympathetic and inappropriate designs, materials and signage negatively impact on the character and appearance of the Conservation Area, particularly by interrupting the rhythm and continuity of the street.”

- 2.6 The proposal is to replace the existing shopfront with a more contemporary shopfront, with a plain unadorned appearance. Policy D3 of the Local Plan states that ‘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'. The CA Statement identifies the existing shopfront at 126 (para 7.6) as having historic interest and retaining traditional elements. It notes that as a shopfront of merit it contributes significantly to the character of the area and loss through attrition would have a significant impact on the quality and appearance of the frontages at ground level. As noted above the shopfront has already been removed from the property, and therefore any retention of its heritage features would require reinstatement.

2.7 The proposals would replace the fascia and pilasters as existing. The shopfront would have similar proportions and layout to the existing, with a central glazed element and stallriser, flanked by a pair of doors with fanlights. However the existing glazing bar detail in the fanlights and in the main glazed element would be replaced by single glazed panes. The scalloped detailing to the top of the central element would also be lost. The interest and heritage detailing would no longer remain.

2.8 Although a number of shopfronts along on the terrace have been modified in the past, some of them with contemporary components, in general there is a prevalence of characteristic heritage detailing and the fenestration pattern of small-scale glazing in the shopfronts has generally been retained. The current proposals would provide a plain appearance with limited acknowledgement of the character of the existing shopfront or the rest of the terrace and limited contribution to the character and richness of the retail parade (CPG para 6.1) and would contribute to the erosion of detail which is resisted by the Conservation Area Statement, Design CPG and policy. It is considered therefore that the replacement shopfront would cause harm to the character and appearance of the host property, the terrace and the St Johns Wood Conservation Area, contrary to Local Plan policies D2 and D3.

2.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area. Paragraph 202 of the NPPF sets out that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.'

2.10 The development would lead to less than substantial harm to the St Johns Wood Conservation Area. The alterations to the shopfront would not provide sufficient public benefits to outweigh the presumption against harm to the designated heritage asset, and therefore the application is refused.

Other matters

2.11 The proposals raise no concern in respect of providing level access to the premises, as required by policies D1 (Design) and D6 (Access) of the Camden Local Plan 2017.

2.12 Due to the nature of the proposal, replacing an existing arrangement in the same location, this proposed development is not considered to have any impact on the amenity of neighbouring residential occupiers in terms of loss of light, privacy or outlook.

Recommendation: Refuse Planning Permission.