

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/09/2021</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>03/10/2021</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
David Peres Da Costa				2021/3363/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
44-46 England's Lane London NW3 4UE				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of metal louvres to the existing shopfront.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full planning permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		A site notice was displayed from 3/09/21 to 27/09/21 and the application was advertised in the local paper on 9/09/21 (expiring 03/10/2021).  No responses were received.					
<b>Belsize CAAC</b>		Object to the loss of glazing and installation of an oppressive, solid wall of louvres above door height to this facade. No context shown or details provided.					

## Site Description

The site is two 4 storey mid-terrace properties on the north side of England's Lane. They are in use at ground floor as retail with residential above. The site falls within the Belsize Conservation Area.

## Relevant History

2006/3601/P: Installation of new shopfront and reinstatement of fascia panel, cornice and 3 pilasters to original form (Class A1). Granted 07/11/2006

2007/5232/P: Installation of two extract ducts on the rear elevation at basement level in connection with the ground floor retail unit (Class A1). Refused 10/12/2007

2009/3487/P: Installation of external ducting and ventilation equipment to replace existing, to the rear of existing shop (Class A1). Granted 03/11/2009

2010/1352/P: Installation of a low level chimney with a cowl to replace existing mechanical plant to the rear of existing shop (Class A1). Granted 14/06/2010

## Relevant policies

### NPPF 2021

### London Plan 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy D3 Shopfronts

### Camden Planning Guidance

CPG Amenity (January 2021)

CPG Design – Chapter 6 shopfronts (January 2021)

**Belsize Conservation Area Statement** (Adopted November 2002)

## Assessment

### 1. Proposal

- 1.1. The application seeks approval for metal louvres to be installed between the glazed shopfront and the fascia. The louvres are would be for air intake / extract.

### 2. Assessment

- 2.1. The main material considerations are design and the impact on the conservation area and amenity.

#### 2.2. Design

- 2.3. The site falls within sub area six 'England's Lane' of the Belsize Conservation Area Statement and the terrace (Nos. 28-48), of which this site is a part, is identified as making a positive contribution to the conservation area. The statement provides the following description of Nos. 28-48: "*These terraces are set at the back of the pavement and provide a significant degree of enclosure and urban character to the western end of the street. However, many shopfronts are of poor design and quality and there is much scope for improvement*". The statement identifies negative features in the sub-area which includes "*some inappropriately proportioned shopfront and fascia treatment to shops*". Within the terrace Nos. 28-48, the negative shopfronts identified were at 34, 44-46, 48 England's Lane and so include the application site. The conservation statement was adopted in 2002. Since then an application was approved in 2006 for a replacement shopfront (planning ref: 2006/3601/P).

- 2.4. The Conservation Area Statement identifies current issues within the Conservation Area and states that "*the majority of applications for planning permission within the Belsize Conservation Area involve minor alterations and extensions to existing dwellings. This can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole*".

*"Within shopping frontages inappropriate alterations and replacement shopfronts can detract from the character of the street. Such alterations have included:*

- Inappropriate signage*
- Inappropriate fascias*
- Inappropriate awnings*
- Loss of original detailing (e.g. pilasters, scrolls, cornices and stallrisers)*
- Inappropriately proportioned replacement shopfronts in unsuitable materials and loss of stall risers"*

- 2.5. The Conservation Area Statement provides guidelines for shopfronts at paragraph BE32:

- 2.6. "*There are historic shopfronts dating from the mid 19th century within the Conservation Area. Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired. The loss of historic/original shopfronts will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area, when such opportunities arise*".

- 2.7. The Council expects a high standard of design in new and altered shopfronts. The quality of shopfronts and the way in which they relate to their surroundings make an important contribution to the character and attractiveness of an area. The Council will therefore seek to ensure that new shopfronts are of a high quality and are sensitive to the area in which

they are located. Transparent shopfronts will be sought for units containing shops and other town centre uses, due to the contribution that they make to the vitality and attraction of centres (Policy D3).

- 2.8. The proposal includes the replacement of the upper glazing with extract louvres which would cause significant alteration to the traditional appearance of the subject site and the street as a whole. The proposed louvres would harm the proportions of the shopfront and reduce its transparency.
- 2.9. Proposals in a conservation area should seek to preserve or enhance its character and appearance (in this instance the character and appearance being a late C19th commercial street). The proposal would fail to preserve or enhance the character and appearance of the conservation area and has not taken consideration of the Belsize Conservation Area Statement's advice.
- 2.10. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.
- 2.11. The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras 193-202). 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 including, where appropriate, securing its optimum viable use.
- 2.12. The proposed development would result in less than substantial harm to the conservation area with no public benefit. As such the application cannot be supported.
- 2.13. **Amenity**
- 2.14. The proposed extract / intake louvres are not considered to harm neighbouring amenity.
- 2.15. **Conclusion**
- 2.16. Refuse planning permission