SITE LOCATION: 126 Boundary Road, London NW8 0RH

APPEAL: STATEMENT OF CASE **DATE:** 16th March 2022

PLANNING APPLICATION TYPE: Full Planning Application, ref 2021/2889/P

LOCAL AUTHORITY: London Borough of Camden

PROPOSAL: Alterations to shopfront.

Application submitted: 14/06/2021

Refusal decision issued: 10/11/2021
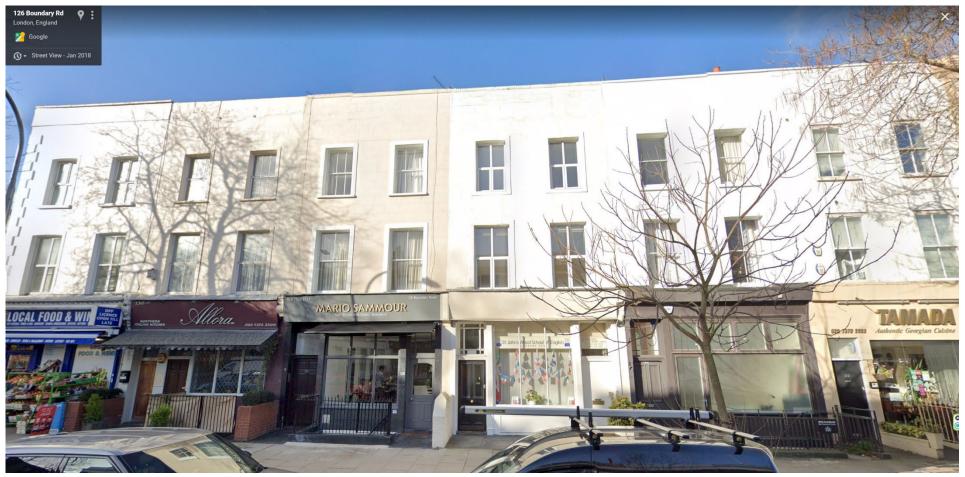
Reason for refusal:

The proposed development, by reason of its detailed design, would contribute to the erosion of heritage detail and distinctiveness which are characteristic of the local shopfronts, thereby causing harm to the character and appearance of the building, the shopping parade and the St John's Wood Conservation Area, contrary to policies D2 and D3 of the London Borough of Camden Local Plan 2017.

STATEMENT OF CASE

The applicant purchased a leasehold for 126 Boundary Road in 2019. The building was in use as a language school for many years (as recorded by Camden Council's planning history) but had been vacant for some time before the applicant bought the leasehold.

The building was in a general state of disrepair, appearing in need of overall maintenance both externally and internally.

The applicant intends to open a facility providing clinical medical services and medical teaching.

126 Boundary Road – fourth building from the left (Photo credit – Google streetview January 2018).

RECENT PLANNING HISTORY

- 2021/4385/P Use of the property for clinical medical services and medical teaching (formerly within the D1 use class), granted 09/09/2021

- 2021/3406/P Lowering existing floor level in the basement by 0.74m, granted 07/09/2021

- 2021/3450/P Manufacturers specification of details of facing materials required by condition 2 of planning permission ref: 2019/0116/P (dated 02/08/2019) for 'Erection of single storey rear extension at ground floor level and erection of roof extension to create 39sqm additional (Use Class) D1 floorspace. Formation of front facing roof terrace at third floor level, and replacement of existing uPVC window frames with timber, granted 07/09/2021

- 2021/2888/P Alterations to shopfront, including new doors and matching fanlight detail, granted 21/07/2021

- *2021/2889/P Alterations to shopfront, refused 21/07/2021 – subject of this Appeal.*

- 2021/2182/P Use of the premises 126 Boundary Road as medical training facility (Class F1), granted 03/06/2021.

The building is currently undergoing building works in connection with the above approvals.

As noted in the Planning Report for 2021/2889/P, the existing shopfront has been removed in order to carry out the structural works and retention of its heritage features would require reinstatement.

The shop frontages which characterise this western end of Boundary Road are eclectic and are characteristic of small scale commercial streets which serve local neighbourhoods. Occupancy at ground floor level is varied, including restaurants, convenience shops, offices, galleries, beauty parlours, vets, a tailor. Most of the shopfronts have been extensively altered, with a variety of treatments, and it can be argued that there is no uniformity to the street scene at ground level.

The heritage shopfront to 126 Boundary Road appeared to have minimal original details – the fanlight above one of the entrance doors and the scallops above the main window.

The design to the proposed shopfront would be similar in scale to the heritage shopfront, in a pared down manner, with painted timber framed doors, including fanlights and a timber clad stallriser. The use of timber framed elements is in keeping with the original shopfront. The new design is not substantially different to the heritage shopfront in terms of overall layout.

The current building works will also include the replacement of the uPVC windows on the upper levels with traditional timber framed sash windows and the refurbishment of the rendered front elevation.

Overall, the proposed new shopfront and refurbished front elevation can be argued to have a positive impact on the local surroundings and will not harm the character of the St Johns Wood Conservation Area.