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PLANNING/DESIGN AND ACCESS STATEMENT

For

Alterations to existing shopfront to include installation of retractable awning, placing of tables and chairs within a 1m high timber enclosure and introduction of a ramped access to the front entrance.

At

94 Camden Road, London, NW1 9EA

26th March 2022

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Appendix 1: Photographs of the site and context



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1.0. INTRODUCTION

1.1. MEK Town Planning and Design Consultants Ltd has produced this planning statement to support an application for planning permission to be submitted to the London Borough of Camden.

1.2. The proposal is for the alterations to existing shopfront to include installation of the retractable awning, placing of tables and chairs within a 1m high timber enclosure and introduction of a ramped access to the front entrance.

1.3. The statement should be read in conjunction with the following associated drawings that form part of this submission.

- PL-(B) 01: Location Plan.
- PL-(B) 02: Site Plan.
- PL-(B) 10: Existing Ground Floor Plan.
- PL-(B) 12: Existing Section A-A.
- PL-(B) 14: Existing Elevations Front & Side.
- PL-(B) 20: Proposed Ground Floor Plan.
- PL-(B) 22: Proposed Section A-A.
- PL-(B) 24: Proposed Elevations Front & Side.

1.4. The statement will describe the site and its context, proposed development, relevant planning history, relevant planning policy, main issues and consideration, summary, and conclusion.

2.0. SITE AND CONTEXT

2.1. The site relates to the ground floor restaurant which is located on the eastern side of Camden Road.

2.2. There are 3 bench seats and 3-fold up chairs to one set of tables, and additional 3-bench seats to the other set of tables. These are placed on the pavement to the front of the restaurant.



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- 2.3. The table and chairs outdoor enclosed sitting area is enclosed by a modest timber enclosure and some planters have also been incorporated.
- 2.4. There is a tree on the pavement adjacent the outdoor enclosed sitting area but this tree and the sitting area do not restrict pedestrian movement or environment.
- 2.5. The application property forms part of a small mixed shopping parade consisting of restaurants, estate agents, takeaways, and retail stores (off licence) etc. The shops in the parade have awnings that vary in design, size, form, and siting. There are many examples of restaurants which have tables and chairs on the pavement.
- 2.6. The property is not listed, and it is not within any conservation area.

3.0. DESCRIPTION OF PROPOSED DEVELOPMENT.

- 3.1. Alterations to existing shopfront to include installation of retractable awning, placing of tables and chairs within a 1m high timber enclosure and introduction of a ramped access to the front entrance.

4.0. RELEVANT PLANNING HISTORY.

- 2011/3063/P: Certificate of lawful development for the use of ground floor and part basement as a restaurant (Class A3) – Granted 30-09-2011.
- 2015/5540/P: Erection of single storey rear extension at upper ground floor level for use as storage in association with existing A3 use -Granted 17-12-2015.



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5.0. PLANNING POLICY.

5.1. National Planning Policy Framework, NPPF July (2021).

5.2. Camden Local Plan 2017

- A1 – Managing the impact of development.
- D1 – Design.
- D3 – Shopfront.
- D6 - Access

5.3. Camden Planning Guidance CPG Design – Section 6 (Shopfronts) (March 2019) .

6.0. MAIN ISSUES AND CONSIDERATIONS.

- Design impact on character and appearance.
- Access, amenity, and the impact on neighbouring properties.

6.1. Design Impact on Character and Appearance

6.2. Planning permission is sought for alterations to existing shopfront. This would include the installation of the retractable awning that would extend above the pavement by 3.17m and spanning across the whole width of the shopfront in the front elevation. The awning would have a clearance height of 2.3m above the pavement.

6.3. The proposal also includes the placement of tables and chairs on the pavement to the front of the premises. There will be a timber enclosure of 1m in height which would be enclosed the outdoor sitting area. This would be sited to allow for the pedestrian environment of 2.7m wide as demonstrated on drawing no.PL(B)24.

6.4. The proposals as whole are modest; would respect their local context and character in terms of scale, materials, form, and siting; positively contributing to the distinctiveness of the character and appearance of the shopping parade for which it forms part, in accordance with the aims of Policies D1 and D3 of the Camden Local Plan 2017 and guidance within the NPPF (2021).



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6.5. Access, Amenity, and Impact on Neighbouring Properties.

- 6.6. Due to the nature of the proposals and their siting in relation to neighbouring boundaries, 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.
- 6.7. In addition, due to the location of the site within a relatively busy shopping parade and road, the noise impact of outdoor siting area would not materially be different from the existing situation. The proposals would therefore not conflict with the objectives of Policy A1 of Camden Local Plan 2017.
- 6.8. With regards inclusive access: A ramp will be introduced to the front entrance which would provide inclusive access to all people including those with mobility difficulties as required by policies D1 (Design) and D6 (Access) of the Camden Local Plan 2017.

7.0 SUMMARY AND CONCLUSION.

- 7.1 It has been demonstrated within the body of this document that the proposed development is acceptable in principle and would comfortably harmonise with its context and local character.
- 7.2. The proposal would maintain independent access to the upper flats and would provide inclusive access for patrons. The impact upon residential amenity would be acceptable at this location.
- 7.3 In conclusion, the proposals are of a design and form that would comply with the development plan policies for London Borough of Camden. The local authority is therefore requested to grant planning permission on those grounds.



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APPENDIX 1: PHOTOGRAPHS OF THE SITE AND CONTEXT



Photo 1: Front elevation of the site with timber enclosure reduced to a 1m in height and awning projection also reduced to 3.17m deep.



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Photo 2: Showing awnings and table and chairs on pavement and shopfronts. The proposed would be in keeping.



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Photo 3: Showing awnings and table and chairs on pavement and shopfronts. The proposed would be in keeping.