

34 England's Lane, NW3 4UE - 2022/0945/P



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Site Photos



1. Photo of existing site



2. Photo of existing neighbouring shopfronts



3. Existing front elevation



4. Proposed shopfront

Delegated Report		Analysis sheet	Expiry Date:	04/05/2022
(Members Briefing)		N/A / attached	Consultation Expiry Date:	08/05/2022
Officer			Application Number(s)	
Edward Hodgson			2022/0945/P	
Application Address			Drawing Numbers	
34 England's Lane Camden NW3 4UE			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of replacement shopfront.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notice was displayed near to the site on the 13/04/2022 (consultation end date 07/05/2022).</p> <p>The development was also advertised in the local press on the 14/04/2022 (consultation end date 08/05/2022).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No objections were received during the public consultation period.			
Belsize CAAC:	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Objection to the bi-fold doors which open onto the pavement and the fan light windows • Drawings need further details including showing adjoining properties and door openings. <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> • <i>Following advice from Conservation and Planning officers, the revised plans removed the bi-fold doors which opened onto the pavement and the fan light windows.</i> • <i>The revised drawings show the site in relation to the neighbouring properties and their shopfronts.</i> 			

Site Description

The application site is a four-storey terraced Victorian property located on the north side of England's Lane which forms a parade of shops. The property has residential accommodation on the upper floors and contains a restaurant (class E) on the ground floor. The property is constructed with London stock brick and is finished in white render.

The application site is not listed but is located within the Belsize conservation area and is recognised to be a positive contributor.

Relevant History

The planning history for the application site can be summarised as follows:

Application site:

CTP/G9/22/2/33301(R1) - Installation of a new shopfront. **Granted - 11/07/1983**

CTP/G9/22/2/37213(R1) - The installation of a new shopfront. **Granted – 01/03/1984**

CTP/G9/22/2/5475 - The continued use of the shop premises at 34, England's Lane, Camden, as a fried fish and chip shop. **Granted – 17/07/1968**

Neighbouring Sites:

42 England's Lane

2011/4342/P - Installation of a new shopfront to an existing retail unit (Class A1). **Granted and warning of enforcement action – 26/10/2011**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **D3** Shopfronts

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

Conservation Statements:

- Belsize Conservation Area Appraisal and management strategy (2003)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the replacement of the existing shopfront at ground floor level of 34 England's Lane, which serves a restaurant (Class E). The existing shopfront was granted permission in 1984 under ref. CTP/G9/22/2/37213(R1). The proposal seeks to replace the shopfront with a design that is more traditional. The shopfront would be timber framed and finished in graphite grey with glazed panels and stallrisers. It would create a separate entrance door for the unit and the existing residential above as currently they share one entrance from the street.
- 1.2. Planning and conservation officers negotiated the removal of the originally proposed bi-fold doors which opened into the pavement. Two single doors which will both open inwards are now proposed.

2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. The Belsize Conservation Area Statement (2003) advises that the shopfronts along the parade contain a number of original features, however some shopfronts are of a poor design and quality and there is scope for improvement. Officers consider that the existing shopfront at no. 34 detracts from this parade in its current form and this proposal seeks to improve its appearance.
- 2.3. The existing shopfront is considered to be a poor design that does not reflect the design and character of other shopfronts in the parade nor the character of the host building. It does not follow a traditional shopfront pattern as it has three small windows surrounded by white render. The majority of its neighbours have a much more traditional appearance with larger amounts of glazing and stallrisers. The removal of the shopfront is therefore supported. The existing awning and fascia board would be retained.
- 2.4. The initial proposal for bi-fold doors was considered unacceptable and harmful to the conservation area. The revised proposal seeks to install a more traditional shopfront that would be more sympathetic to the character of this part of the conservation area. The revised shopfront would be timber framed and finished in graphite grey which would match the existing colour scheme and would match the finish at nos. 32 and 30. The original frame of the shopfront would be retained, including the cornicing and pilasters. The proposal would install stallrisers which are considered acceptable and help it to fit in with its neighbours. The glazing would be broken up with mullions and would have a largely vertical character which would reflect the vertical fenestration of the windows on the upper floors. Two entrances would be created with a central door to serve the restaurant and a separate door to provide access to the flats on the upper floors. Two entrances are not an uncommon feature within the shopfronts on England's Lane and this arrangement would be acceptable.
- 2.5. The design of the revised shopfront is considered to be more traditional and is therefore appropriate in the context of the Victorian terraced properties and shop parade. It is more respectful of its neighbours and the new shopfront would enhance its relationship as it would be more in keeping with the street. The proposal would be sympathetic to the host property and the conservation area in terms of its detailed design, materials and finish.
- 2.6. The revised shopfront is not considered to have a detrimental impact upon the character and appearance of the host property and would preserve the special character of the Belsize conservation area.
- 2.7. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. Given the minor nature and siting of the development, it is not considered to harm the amenity of neighbouring residents and occupiers. It is considered that the creation of separate entrances for the existing restaurant and residential above is an improvement to the existing access arrangements.

4. Recommendation

- 4.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th May 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/0945/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 25 May 2022

Development Management
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

34 England's Lane
London
Camden
NW3 4UE

DECISION

Proposal:

Installation of replacement shopfront.

Drawing Nos: Site Location Plan P101, P101 Rev 3 existing and proposed elevations, P100 Rev 2 floor plans, Design and Access Statement, Heritage Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan P101, P101 Rev 3 existing and proposed elevations, P100 Rev 2 floor plans, Design and Access Statement, Heritage Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION