

London. NW5 1LJ



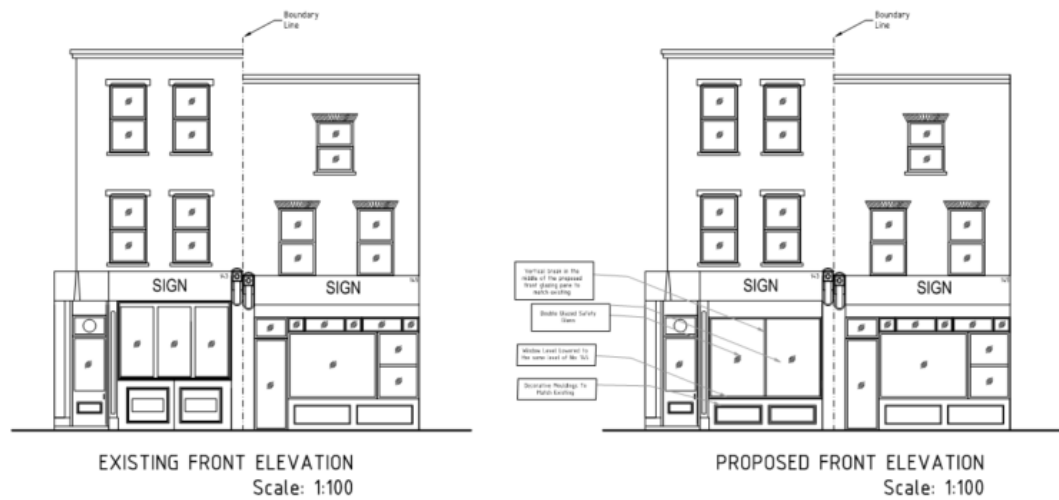
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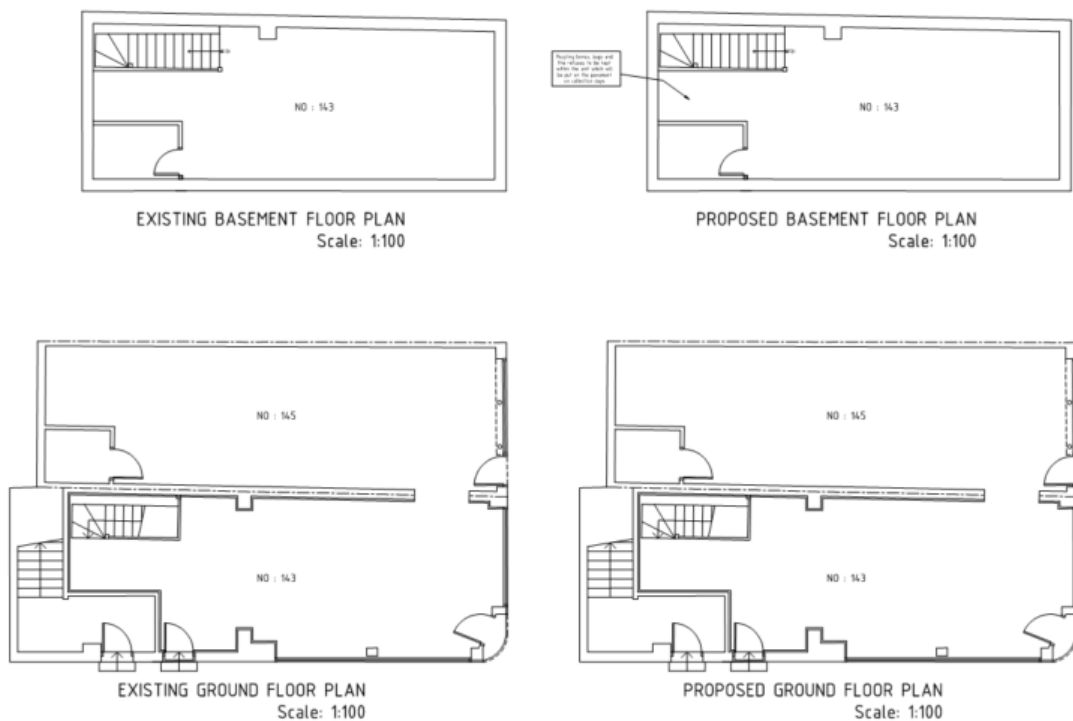
1. Photo of existing Highgate Road and Wesleyan Place elevations



2. Photo of the existing Highgate Road elevations with neighbouring non 145.



3. Existing and proposed Highgate Road elevations



4. Existing and proposed floor plans

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	14/06/2022
		N/A		Consultation Expiry Date:	26/06/2022
Officer				Application Number	
Edward Hodgson				2022/1678/P	
Application Address				Drawing Numbers	
143 Highgate Road London Camden NW5 1LJ				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Installation of new shopfront					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed near to the site on the 01/06/2022 (consultation end date 25/06/2022). The development was also advertised in the local press on the 02/06/2022 (consultation end date 26/06/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Dartmouth Park CAAC	<p>A letter of objection was received on behalf of the Dartmouth Park CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none">Misleading drawings that don't show the true relationship with no. 145.Design of the shopfront at no. 143 should match the design of no. 141 and not the design of no. 145.Internal blinds on the side elevation creates a 'solid wall' appearanceLocation of refuse storage should be labelled on drawings <p><u>Officer's response:</u></p> <ul style="list-style-type: none"><i>This objection was received in response to the original drawings. The amended drawings show a truer representation of the relationship between nos. 145 and 143 and the refuse location is shown on the plans. Internal blinds are not considered to be development and do not form part of this application. The DPCAAC were notified of the amended plans and chose to uphold their objection.</i><i>Please see section 2.1-2.5 of the report</i>			

Site Description

The application site is a three-storey end-of-terrace building constructed of brick located on the junction between Highgate Road and Wesleyan Place. The ground floor is occupied as retail space (Class E) with a non-original shopfront on both the front and side elevations. The surrounding area on Highgate Road is a mix of commercial and residential and Wesleyan Place has a residential mews character.

The application site is not listed but is located within the Dartmouth Park Conservation Area and Neighbourhood Plan Area.

Relevant History

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

Application Site:

2020/3422/P - Shopfront alterations to frontage on Highgate Road elevation. **Withdrawn due to lack of determination. 16/08/2021**

2003/1664/A - Replacement of existing signage with new, externally-illuminated fascia and projecting sign on the Highgate Road and Wesleyan Place frontages. **Granted - 09/10/2003**

29947 - Erection of a two-storey rear extension to provide storage space at ground floor level and bathroom, utility and WC at first floor level and demolition of existing temporary roof over yard. **Granted - 14/04/1980**

Neighbouring Properties:

147 Highgate Road:

2021/3725/P - Erection of first floor rear extension and replacement shopfront, formation of flat roof and alterations to first floor windows. **Granted - 21/03/2022**

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)

Dartmouth Park Neighbourhood Plan (2020):

- **DC1** Enhancing the sense of place
- **DC2** Heritage Assets

Conservation Statements:

- Dartmouth Park Conservation Area Appraisal and Management Strategy (2009)

1. The proposal

- 1.1. Planning permission is sought for the installation of a new shopfront on the Highgate Road elevation. The existing shopfront is non-original, and the proposals would involve reducing the height of the stallriser by approx. 0.4m and installing a glazed panel with a vertical glazing bar. The stallriser would have decorative moulds in a similar appearance to the design of the existing stallriser. The ground floor retail units at nos. 143 and 145 are occupied by the same business and the units have been altered internally to create one large retail unit.

Revisions:

- 1.2. During the course of the application, the applicant has submitted revised drawings to amend the design of the proposed shopfront glazing from a large single pane with fan lights above to the current scheme. The revised drawings also show a more accurate depiction of the relationship between nos. 143 and 145.

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. Policy D3 'Shopfronts' seeks high standards in the design of shopfronts with regards to details, materials, existing and surrounding character and the relationship with upper floors. Policies DC1 and DC2 of the Dartmouth Park Neighbourhood Plan ensures that new developments do not harm the character and appearance of local views, especially within the conservation area.
- 2.2. The proposals would lower the existing stallriser on the Highgate Road elevation by approx. 0.4m in order to match the height of the stallriser at neighbouring no. 145. Internally, the units have been knocked through to create a single retail unit which is occupied by the same business and externally have been finished in the same colour with matching fascia designs. The side elevation on Wesleyan Place has no fascia treatment and the Highgate Road elevation thus reads as the principal elevation of the shop. The lowering of the stallriser at no. 143 to match no. 145 would therefore create a more coherent relationship between the two properties which would reflect the layout of the unit internally. The proposed shopfront would better match the appearance of no. 141 which has a lower stallriser and larger glazing panels. The proposed design would more closely match the original historic shopfront of the application site. The decorative features on the stallriser would be retained and would match those at no. 145. The proposed glazing pattern would be sympathetic to the appearance of the host building and the appearance of other shopfronts along this parade. The proposed shopfront would be constructed with timber and would retain traditional features such as the decorative moulding on the stallriser and the corning.
- 2.3. The building has two shopfront elevations which are separated by the entrance door which is located on the corner. Following planning and conservation officer advice, it was recommended that the stallriser on the Wesleyan Place elevation should be lowered to match the height of the Highgate Road elevation, however the stallriser is structural and could not be lowered without potentially damaging the upper floors of the building. Notwithstanding, the Highgate Road elevation relates more closely to the appearance of the neighbouring shopfronts of Highgate Road than to the Wesleyan Place elevation. Thus it is considered that the differing heights of the stallrisers between the two elevations would not harm the appearance of the shopfront and would

preserve the character and appearance of the conservation area.

- 2.4. The proposals have been reviewed by a member of the Council's Conservation Team who considers the revised proposals to be acceptable. Overall, it is considered that the proposed shopfront would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area.
- 2.5. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the surrounding conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the appearance of the host building or the character of the surrounding conservation area.

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. The proposed scheme is not considered to have any significant amenity impacts. The amended plans indicate where the refuse would be located within the shop which is considered acceptable.

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 17th October 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: 2022/1678/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 10 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Kablan Design
29a Waterloo Road
EPSOM
KT198EX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
143 Highgate Road
London
Camden
NW5 1LJ

Proposal: Installation of new shopfront

Drawing Nos: Site Location Plan, Block Plan, 22.0322.01 Rev02, 22.0322.02 Rev02, 22.0322.03 Rev02, Design and Access 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 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan, Block Plan, 22.0322.01 Rev02, 22.0322.02 Rev02, 22.0322.03 Rev02, Design and Access Statement

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

- 3 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 and policies DC1 and DC2 of the Dartmouth Park Neighbourhood Plan 2020.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer