

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/03/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		20/02/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Emily Marriott-Brittan				2013/8186/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
108 Cleveland Street London W1T 6NY				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 an awning to shopfront.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
Application Types:		<b>Full Planning Permission</b>					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
<b>Consultations</b>							
Adjoining Occupiers:		<b>No. notified</b>	<b>9</b>	<b>No. of responses</b>	<b>00</b>	<b>No. of objections</b>	<b>00</b>
				<b>No. electronic</b>	<b>00</b>		
Summary of consultation responses:		Site notice displayed 30/01/2014 to 20/02/2014. Press notice published from 24/01/2014 to 14/02/2014.  No response received.					
CAAC/Local groups* comments: *Please Specify		Fitzroy Square does not have a CACC.					

## Site Description

The site is a terraced property located on Cleveland Street. The site forms part of the Fitzroy Square conservation area. The Conservation Area appraisal and management strategy identifies the building as making a positive contribution as well as being a shopfront of merit.

## Relevant History

### Host site:

**2012/2849/P** - Enlargement of one front dormer and two rear dormers and replacement of rear window at second floor level of residential flat (Class C3) (**granted 19/07/2012**).

**2012/5388/P** - Excavation of enlarged basement level, erection of two-storey rear extension (following demolition of existing covered yard) including installation of door/windows to rear boundary wall, installation of pavement lights in front of property all in connection with change of use of basement from retail (Class A1) to residential (Class C3) to use in conjunction with extensions to provide a 1-bedroom flat (Class C3) (**Granted 06/12/2012**).

### Other sites:

**2013/3895/P** – Installation of a new awning to existing shop front (**Granted 30/08/2013**).

## Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

### **Fitzroy Square Conservation Area appraisal and management strategy 2010**

Camden Planning Guidance (amenity) and (design)

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

## Assessment

### Proposal

The proposal is for the installation of a new shopfront awning. The awning includes the words 'Coffee Establishment' in small lettering along the front – this is not being assessed as part of the application.

### Assessment

The proposed awning will be a Victorian sunblind and will project approximately 1.4m from the front elevation when fully extended. Camden Planning Guidance advises that awnings are likely to be acceptable where they are retractable, made of traditional canvas, have a blind box integrated with the overall design, attached between the fascia and shopfront and flush with fascia level.

The blind will cover both the shopfront and residential portion of the front elevation. The timber framing of the shopfront also encompasses the residential entrance. It is not considered that it would appear visually overwhelming for the awning to also cover the full width of the shopfront. The guidance also requires that there be a minimum of 2.3m between the bottom of the awning and the pavement and a minimum of 1m between the awning and the kerb edge.

The proposed awning is positioned below the fascia like many others along Cleveland Street. It will be made from yellow canvas and manually retractable. The awning is proposed to be approximately 2.3m above pavement level and approximately 2m away from the kerb when fully open. As such, it is not considered that the proposed awning harms the character or appearance of the host building or

the wider conservation area and complies with policies CS14 and DP24.

**Recommendation:** Grant Planning Permission