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|--|--|---|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>   |           | <b>Expiry Date:</b>              |           | <b>11/09/2013</b>                   |           |
| <b>(Members Briefing)</b>  |  | N/A / attached  |           | <b>Consultation Expiry Date:</b> |           | 29/08/2013                          |           |
| <b>Officer</b>   |  |   |           | <b>Application Number(s)</b>     |           |                                     |           |
| Carlos Martin  |  |   |           | 2013/4091/P                      |           |                                     |           |
| <b>Application Address</b>   |  |   |           | <b>Drawing Numbers</b>           |           |                                     |           |
| 62 Shorts Gardens<br>London<br>WC2H 9AH  |  |   |           | 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 glazed front entrance, to replace existing roller shutter, and replacement of existing front and side elevation windows with double glazed windows to electricity relay control building (Sui Generis).  |  |   |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>  |  | <b>Grant conditional permission</b>   |           |                                  |           |                                     |           |
| <b>Application Type:</b>   |  | <b>Full Planning Permission</b>   |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>  |  | <b>Refer to Draft Decision Notice</b>   |           |                                  |           |                                     |           |
| <b>Informatives:</b>   |  |   |           |                                  |           |                                     |           |
| <b>Consultations</b>   |  |   |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>  |  | No. notified  | <b>13</b> | No. of responses                 | <b>00</b> | No. of objections                   | <b>00</b> |
|  |  |   |           | No. Electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>  |  | Press notice published from 08/08/2013 to 29/08/2013<br>Site notice displayed from 31/07/2013/ 21/08/2013.<br><br>No response.  |           |                                  |           |                                     |           |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small>  |  | Covent Garden Community Association: No objection in principle but design could be improved to better reflect the character of the building.<br><br>Covent Garden CAAC: The loss of the lower arch opening would be regrettable and the design of the new opening should be more sympathetic to the existing building.<br><br>Officer's comment: Please see paragraphs 2-5 of the assessment below. |           |                                  |           |                                     |           |
| <b>Site Description</b>  |  |   |           |                                  |           |                                     |           |
| The application site relates to a substantial pre-war brick built electricity building located on the corner of Short Gardens, Drury Lane and Betterton Street. The site is not listed but forms part of the Seven Dials Conservation Area. It is a predominantly unmanned 'control' building at present, in a fairly run down condition. The proposed alterations are on the Short Gardens and Drury Lane elevations. |  |   |           |                                  |           |                                     |           |

## Relevant History

None.

## Relevant policies

### NPPF 2012

### The London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

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

### Camden Planning Guidance 2011

CPG 1 (Design)

CPG 6 (Amenity)

### Seven Dials Estate conservation area statement 1998

## Assessment

1. Planning permission is sought to replace the existing single glazed metal windows of the Drury Lane and Short Gardens elevations with new double glazed aluminium windows and to create a new entrance on the Short Gardens elevation, including replacing the existing roller shutter.
2. The proposal has been amended at officers' request. The proposed new entrance would now retain the existing lintel and would reveal the adjoining pilasters.
3. The main planning issues to consider are the impact of the proposal on the character and appearance of the existing building and the area generally and the impact of the proposal on the amenity of neighbouring properties.
4. Short's Gardens has predominantly 19th century commercial buildings. The proposed new double glazed windows would be almost identical to the existing ones, ensuring that the character and appearance of the building is not harmed by the installation of double glazed insulation and no objection are raised to this. It should be noted that no works are proposed to the Betterton Street windows and the two windows on Drury Lane located within the brown brick envelope.
5. As amended, the proposed new entrance door is considered acceptable in design and conservation terms. The new door and associated glazing will not interfere within the architectural details of the elevation, i.e. pilasters and lintel, thus preserving the character and appearance of this side of the building. Concerns have been raised with regards to the loss of the basement arch opening. However, the remaining basement openings on both the Short Gardens and Drury Lane elevations will be preserved, which will ensure that the original design of the building can be read.
6. The newly formed main entrance would provide levelled access and complies with access for all requirements.
7. No amenity impact is expected from the proposal given that the proposed new openings will not offer any additional views from those existing.
8. The proposal complies with policies CS14, DP24, DP25 and DP26 and consequently approval is recommended.
9. **Recommendation:** grant.