

Delegated Report		Analysis sheet		Expiry Date:		12/06/2013	
		N/A / attached		Consultation Expiry Date:		23/05/2013	
Officer				Application Number(s)			
Sally Shepherd				2013/2031/P			
Application Address				Drawing Numbers			
22 Store Street London WC1E 7DF				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 3x retractable awnings to Store Street elevation of restaurant (Class A3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 29/04/2013 to 20/05/2013 Press advert issued from 02/05/2013 to 23/05/2013					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Bloomsbury Conservation Area Association has objected to the application. The response is summarised below: <ul style="list-style-type: none"> The awning would appear too low at 2.1 metres. The implication of the proposed awning height would be that the external security area would appear to be enclosed. Any awning should be located high on the building to allow greater clearance from the sidewalk area and to allow for a greater sense of visual openness. More detail requested regarding the style of the awning. 					

Site Description

The site comprises the ground floor restaurant unit of a four storey building located on the corner of Store Street and Alfred Place. The property is not listed but is located within Bloomsbury Conservation Area.

Relevant History

22 Store Street:

Planning permission was granted on 15/12/2003 for extension of canopy and painted cornice along Store Street elevation & relocation of existing restaurant customer entrance from Alfred Place and new door on Store Street (Ref: 2003/2981/P)

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

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

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

Permission is sought for the installation of three black retractable awnings to the Store street elevation of the restaurant. The awnings will be fitted in the existing shopfront reveals between the existing sets of shutters and will be 2.0m high above ground level with a maximum projection of 2.1m from the building façade. The justification for installing the awnings is to provide shade and shelter for the external seating area of the restaurant. The awnings do not feature any advertisements.

Camden's Planning Guidance provides advice on shopfront awnings (CPG1; chapter 7). The minimum height between the awning and ground level should be 2.3m and there should also be 1m from the edge of the awning and the kerb. The proposed awnings are 2.0m above ground level and would project an unacceptable distance from the building façade and would therefore not comply with the guidance set out in CPG 1.

The building already has timber shutters on both elevations and the upper set is maintained as open diagonally from the façade of the building. It is considered that the addition of three retractable awnings below these shutters would detract from the visual appearance of the building, the street scene and the wider conservation area as it would result in an excessive level of visual clutter. The proposal would therefore be contrary to DP24. The low height of the awnings would also result in a sense of enclosure on the street and would be harmful to the Conservation Area.

No amenity issues are raised.

Recommendation: Refuse Planning Permission