

Delegated Report		Analysis sheet		Expiry Date:	28/03/2013	
		N/A / attached		Consultation Expiry Date:	07/03/2013	
Officer			Application Number(s)			
Carlos Martin			2013/0512/P			
Application Address			Drawing Numbers			
36 Greville Street Hatton Garden London EC1N 8TB			Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Retrospective installation of shopfront to existing jewellers (Class A1)						
Recommendation(s):		Grant				
Application Type:	Full Planning Permission					
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press notice published from 14/02/2013 to 07/03/2013. Site notice displayed from 08/02/2013 to 01/03/2013. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>	There is no active CAAC for the Hatton Garden area.					

Site Description

The application site relates to the ground floor retail premises of a four-storey detached building located on the north side of Greville Street, within the Hatton Garden Conservation Area. The upper floors appear to be occupied as offices while the basement is used as a workshop (Class B1c). The site is not listed.

Relevant History

There is a long history of applications for this address, none of which is relevant for the current proposal.

Relevant policies

LDF Core Strategy and Development Policies

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

DP29 – Improving access

DP30 – Shopfronts

Camden Planning Guidance 1 (design) & 6 (amenity).

Hatton Garden Conservation Area Appraisal

London Plan 2011

NPPF 2012

Assessment

Retrospective planning permission is sought for the replacement of the existing aluminium shopfront with a new aluminium shopfront which broadly follows the lines of the existing one, with similar stall risers and steps but with a larger recessed area and a wider door. The proposed alterations are therefore minor and not considered to cause any harm to the character and appearance of the host building, the street scene or this part of the conservation area.

The proposal is a resubmission of a previous application which also involved a change of use of the basement area and was withdrawn.

In terms of access for all, the proposal does not make the entrance any worse than existing and therefore no objections are raised.

The proposed shopfront is considered to comply with policies CS5 and CS14 of Camden's Core Strategy and Policies DP24, DP26 and DP30 of Camden's Local Development Framework and therefore approval is recommended.

Recommendation: Grant