

Delegated Report		Analysis sheet		Expiry Date:		15/11/2012	
		N/A		Consultation Expiry Date:		24/10/2012	
Officer				Application Number(s)			
Angela Ryan				2012/4834/P			
Application Address				Drawing Numbers			
48 Gray's Inn Road London WC2E 7LN				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to the shopfront including the installation of new doors to front elevation to restaurant / cafe (Class A3).							
Recommendation:		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	30	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		The occupiers of neighbouring buildings were notified by letter on 03/10/2012 (expiring 24/10/2012). No comments/objections were received as a result.					
CAAC/Local groups comments:		N/A					

Site Description

The site comprises a four-storey plus basement end of terrace building located on the corner on of Gray's Inn Road (east-side) and Baldwin Gardens to the east. It is currently vacant at ground floor and basement levels (but has an established A3 use), whilst the upper floors are currently being occupied as offices (Class B1). The site lies within a terrace of similar buildings comprising commercial uses on the ground floors with offices/residential use situated on the upper floors.

The site is neither listed nor does it lie within a designated conservation area. It should be noted that the shop front is within the Central London Area and falls just outside the Bloomsbury Conservation Area.

Relevant History

15/01/1981- Permission granted for the installation of new entrance doors on the splayed corner of the property.(Ref: 31545)

Planning permission ref. 2004/5484/P was granted in February 2005 for a change of use of ground floor and basement from office use (Class B1) to retail use (Class A1), together with the erection of a rear extension at rear first to fourth floor levels to accommodate a replacement staircase in connection with the continued use of the upper floors as offices (Class B1). Works have begun on site in respect of the extension but the change of use was not implemented.

8/08/2005 (ref. No. 2005/1560) planning permission granted for the change of use from offices (Class B1) to restaurant/café (Class A3) at basement and ground floor levels.

Conditions included hours of operation restriction and the operation of plant.

2006 planning permission was granted for the retention of the installation of new shop front, entrance door and awnings on all three fascias in connection with the use as a restaurant (Class A3) and the retention of the display of internally illuminated fascia signs (ref: 2006/1721/P 2006/1722/A

Relevant policies

LDF Core Strategy and Development Policies 2010

Core strategy:

CS5 (Managing the impact of growth)

CS14 (Promoting high quality places and conserving our heritage)

Development policies:

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP30 (Shopfronts)

Camden Planning Guidance 2011:

CPG1: Design- chapters 1, 2, 4 and 7

CPG6: Amenity- chapter 7

London Plan 2011

National Planning Policy Framework 2012

Assessment

Proposal:

The application proposes alterations to the shopfront which includes the installation of a fully glazed entrance door. The remainder of the existing shopfront is to be retained in its current form.

The key issues to consider are:

- The impact on the character and appearance of the host building and area in general; and
- Impact on amenity

Impact on the character and appearance of the host building and area in general:

- The proposed entrance door will comprise of glass double doors with glass panels on either side. It will be approximately 4m wide which exceed the Council's minimum standard of 0.7m for door widths in existing building.
- Level access will be retained and therefore the site would be accessible to everyone in accordance with Council guidance.
- Automatic doors will be installed as the nature of the use requires the doors to be open except in bad weather conditions. It is also proposed to reposition the door so that it comes forward to the established building line which would result in the loss of the existing recessed area adjacent to the entrance door. Council policy would normally seek for recessed areas found in older traditional shopfronts on listed buildings/conservation areas to be retained.
- The application site is neither listed nor sited in a conservation area; therefore the loss of the recessed entrance is particularly welcomed as it would alleviate this section of the shopfront from attracting anti-social behaviour.
- It is considered that the proposed alterations to the shopfront would not unduly harm the architectural composition of the host building or the character of the area in general, according with policies DP24 and DP30 of the LDF.

Amenity:

It is considered that the proposal would have no adverse impact on existing amenity, in accordance with policy DP26 of the LDF.

Recommendation: Grant Planning Permission

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