

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/11/2012	
		N/A		<b>Consultation Expiry Date:</b>		25/10/12	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2012/4753/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
PKO Bank Polski Shaftesbury House 151 Shaftesbury Avenue London WC2H 8AL				Refer to 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>							
Replacement of sliding entrance door with glazed windows (Class B1a).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	39	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed between 21/09/12 and 12/10/12, and a notice published on the local press on 27/09/12, expiring on the 18/10/12. The application was also re-advertised in the local press on 04/10/12, expiring on the 25/10/12. No comments/objections have been received as a result of the consultation process.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Covent Garden Community Association:</b> Raised no objections to the proposal.					

## Site Description

The site comprises an eight -storey plus basement building that is currently in residential/commercial use. To the north-east of the site are buildings of similar heights where the land-use comprises a combination of retail, and office uses. To the south west of the site the site lies adjacent to an Odeon cinema. The area is predominantly commercial in character.

The site is not listed; neither does it lie within a designated conservation area although it is in between the Denmark Street and Seven Dials Conservation Areas.

## Relevant History

**9501817R4** Demolition of existing building and the development of the site by an 8 storey plus basement building for use as offices, 5 residential units and rehearsal room. **Granted** 04/09/96.

**PSX0004231** Change of use of part of the basement from rehearsal room (Sui Generis use) to Class B1 use. **Refused** 11/04/00.

**2004/2262/P** Change of use of ground floor from office use (Class B1) and basement area from rehearsal room (Sui Generis) to create a retail unit (Class A1), including alterations to ground floor elevations. **Granted** 20/10/04.

**2007/3972/P** Change of use of part ground floor from office use (Class B1) to retail use (Class A1), and alterations including installation of new shopfront to South elevation and replacement of exit door to North elevation. **Granted** 29/10/2010

**2009/5028/P** Renewal of planning permission granted on 20/10/2004 [ref 2004/2262/P] for "change of use of ground floor from office use (Class B1) and basement area from rehearsal room (Sui Generis) to create a retail unit (Class A1), including alterations to ground floor elevations." **Granted** 14/12/2009

**2010/0011/P** Change of use of part ground floor from office use (Class B1) to retail use (Class A1), and alterations including installation of new shopfront to South elevation and replacement of exit door to North elevation. **Granted** 17/03/2010

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core strategy:

- CS1 (Distribution and growth)
- CS5 (Managing the impact of growth and development)
- CS9 (Achieving a successful Central London)
- 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: 1, 2, 4 & 7
- CPG6 Amenity: 6, 7 & 9

### London Plan 2011

### National Planning Policy Framework 2012

## Assessment

### Proposal:

The applicant proposed to replace an existing glazed entrance door at ground floor level and replace it with glazed windows. This part of the application site is currently being used as a bank, and the remainder of the building is being used for office and residential purposes. The existing door provides direct entrance into and out of the unit and is a secondary access. The main entrance is located further north on the application site and comprises a revolving door providing access to all floors at the site and as such the secondary entrance accessing the bank is redundant.

The key issues to consider are:

- The impact on the character and appearance of the building; and
- The impact on amenity

### Impact on the character and appearance of the building

In accordance with DP30, the Council has a duty to ensure that shopfronts form an essential part of the character and attractiveness in Camden and contribute to the creation of vibrant streets and public spaces. Where a shopfront is altered the Council expects the design to respect the characteristics of the building. The existing shopfront is of a modern design and is considered to be of little architectural merit. The replacement windows are proposed to be of a seamless design to match the existing glazing on that part of the building and as such there will be no perceived change to the existing shopfront. The windows would also provide views into and from the application site and therefore maintains the vitality and attractiveness of the street. Level access into the building will be retained. The proposal is considered to integrate well in terms of the design of the building and will serve to preserve that character and appearance of the host building and wider streetscene.

### Amenity:

The proposal would not cause harm to residential amenity by way of blocking out natural light or result in the creation of problems such as overlooking, loss of privacy or the loss of outlook.

### Recommendation: Grant Planning Permission

#### Disclaimer

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