

Delegated Report		Analysis sheet		Expiry Date:		30/10/2012	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2012/4592/P			
Application Address				Drawing Numbers			
38 Kingsway London WC2B 6EY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of elevations and sections of shopfront (Condition 3) in relation to planning permission 2010/3759/P granted in 06/10/2010 for the change of use from office and erection of extensions at 61 - 62 Lincolns Inn Fields, 36 - 38 Kingsway and 40 - 42 Kingsway to form a hotel, residential, conference facilities, restaurant, bar and retail uses; roof alterations and extensions with roof plant to 5th -9th floors of 36 - 38 Kingsway; rear extensions and facade alterations at all levels within internal lightwell between Kingsway and Lincoln Inn Fields blocks; roof extension, terraces and plant to 40 - 42 Kingsway; alterations to forecourt of 61 - 62 Lincolns Inn Fields.							
Recommendation(s):		Approve					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/A						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

36-38 Kingsway has a ornate facade with Dutch gable and cupola features on the upper levels and a 3 storey high steep mansard. The top floor is an enclosure screening roof plant. At the ground floor are three shallow arched openings which feature modern shopfronts.

The building is located in Kingsway Conservation Area but not listed.

Relevant History

Planning permission and listed building consent were granted on 6/10/10 for the change of use from office and erection of extensions at 61 - 62 Lincolns Inn Fields, 36 - 38 Kingsway and 40 - 42 Kingsway to form a hotel, residential, conference facilities, restaurant, bar and retail uses; roof alterations and extensions with roof plant to 5th -9th floors of 36 - 38 Kingsway; rear extensions and facade alterations at all levels within internal lightwell between Kingsway and Lincoln Inn Fields blocks; roof extension, terraces and plant to 40 - 42 Kingsway; alterations to forecourt of 61 - 62 Lincolns Inn Fields (refs: 2010/3759/P and 2010/3760/L).

Non material amendments were approved to the scheme on 28/4/11 (ref: 2011/0785/P).

Conditions 4 (facing materials) and 8 (new windows) of 2010/3759/P were granted on 30/3/12 (ref: 2012/0724/P).

Condition 3 (design of shopfront) of 2012/3759/P were granted on 23/8/12 (ref: 2012/3326/P).

An application for advert consent was approved on 23/8/12 for the display of two fascia signs, two awnings and a projecting sign to shopfront (Class A1 (ref: 2012/3336/A).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP21 - Development connecting to highway network

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP30 - Shopfronts

Camden Planning Guidance 2011

Kingsway Conservation Area Statement

National Planning Policy Framework

Assessment

Condition 3 required the submission of elevations and sections at a scale of 1:20 for the shopfront at 36-38 Kingsway. This condition was approved earlier in the year but the applicant wished to incorporate a window opening within the shopfront so has applied again with a different design. Details such as the fascia sign, signage and lettering on the awning are covered under application 2012/3336/A.

Design

The shopfront follows a traditional design, of timber construction with a stallriser. The overall design is considered appropriate for the design of the building. Although an opening window is incorporated into the design of the shopfront this is small in scale and maintains the form of the design. Even when open a robust and well framed shopfront would be visible rather than a void. In terms of the impact on the conservation area the design fits in with the wider setting of Kingsway where there are a variety of shopfront designs.

Amenity

Given the volume of traffic on Kingsway and the small size of the window there will be no impact on the amenity of any of the surrounding properties.

Impact on pedestrian movement

The proposed awning is set back more than 1 metre from the edge of the pavement and is the appropriate height above the pavement so as not to hinder pedestrian movement.

The window in the shopfront is not being used for serving customers as the service counter is at the rear of the property. There will be no impact on pedestrian movement in terms of customer queuing in front of the premises.

Recommendation

The submitted details meet the requirement of the condition and therefore it is recommended that the condition is approved.

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