

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:		09/08/2012	
		N/A / attached		Consultation Expiry Date:		26/07/2012	
Officer				Application Number(s)			
Fergus Freeney				2012/2909/P			
Application Address				Drawing Numbers			
73-75 Monmouth Street London WC2H 9DG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
<b>Proposal(s)</b>  Installation of two additional windows to the ground floor shopfront and alterations to the existing entrance. (Class A1)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
<b>Consultations</b>							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 05/07/2012 – 26/07/2012 Press notice: 27/06/2012 – 18/07/2012  No comments received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Covent Garden Community Association – No objection  Covent Garden CAAC – Object, not convinced that alterations are appropriate to the design of the building. <i>Officer Comment: Please see section 2 of the assessment below.</i>					

## Site Description

The site is located on the south east side of Monmouth Street at the corner with Shelton Street. It comprises a 4 storey end of terrace building.

The site is not listed, but is within the Seven Dials Conservation Area.

## Relevant History

No recent history

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

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

### Camden Planning Guidance 2011

### Seven Dials Conservation Area Statement

## Assessment

### 1.0 Proposal:

1.1 Permission is sought for the installation of two additional windows at ground floor level and alterations to the main entrance.

### 2.0 Assessment:

2.1 The building has a prominent position at the corner of Monmouth Street and Shelton Street; the proposal would see new windows installed at ground floor level on both elevations. The windows would match the existing traditional style shopfront windows at the building in terms of design, materials and detailing. A new timber framed main entrance would be installed which projects out slightly further than the existing.

2.2 The proposal is considered to be acceptable; the new windows would replicate those already in place and are considered to respect the design and appearance of the host building and wider conservation area. Seven Dials is characterised by shops at ground floor level, many of which have traditional style shopfronts, it is considered that the windows would contribute to the character and streetscene.

2.3 Given the prominent corner location of the building it is considered that enhancing the appearance of the main entrance by bringing it out slightly is acceptable. The materials and design are considered to be appropriate to the host building.

2.4 Given that these are minor elevational treatments there would be no impact on the amenity of adjoining neighbours.

**Recommendation: Grant Planning Permission.**

## DISCLAIMER

Decision route to be decided by nominated members on Monday 30<sup>th</sup> July 2012. For further information please click [here](#).