

LB Camden Planning File

2010/1579/P

Erection of New Shop Front to Existing Restaurant (A3)

Granted Planning Permission on **21st May 2010**

Decision Notice

and

Delegated Report

Mr Aristos Papasavva
Gigs
12 Tottenham Street
London
W1T 4RE

Application Ref: **2010/1579/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

21 May 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**12 Tottenham Street
London
W1T 4RE**

Proposal:
Erection of new shop front to existing restaurant (A3).

Drawing Nos: : G/1272/W1T/001; 002; 003; 004;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans : G/1272/W1T/001; 002; 003; 004;

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies B1 - General Design Principles, B4 - Shopfronts, advertisements and signs, B3- Additions and Extensions, B7 - Conservation Areas, Character and Appearance, SD6 - Amenity for occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

Disclaimer

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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	(1) 21/05/2010 (2) 25/05/2010
		N/A / attached		Consultation Expiry Date: (1) 11/05/2010 (2) 30/03/2010	
Officer			Application Number(s)		
Hannah Parker			(1) 2010/1579/P (2) 2010/1542/A		
Application Address			Drawing Numbers		
12 Tottenham Street London W1T 4RE			See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) (1) Erection of new shop front to existing restaurant (A3). (2) Erection of one internally illuminated fascia sign to the Tottenham Street elevation, along with a projecting non-illuminated hanging sign, and the erection of two internally illuminated fascia signs to the Whitfield Street elevation with and one projecting non-illuminated hanging sign of an existing restaurant (Class A3)					
Recommendation(s):		(1) Grant Permission (2) Grant Advertising Consent			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	38	No. of responses	08	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>38 neighbours were notified 3 objections were received. A summary of the responses are detailed below;</p> <ul style="list-style-type: none">Noise pollution caused by outside seating and takeaway serviceObject to full height windows as doors as will cause noise pollutionWorks already carried out <p><i>Councils response</i> <i>The objections centre around the noise caused by the development. Under this application the use is not being assessed. The comments regarding the outside seating and takeaway service and the additional noise that will be caused through the installation of the new shop front are acknowledged. However, this is a well established business who have had outside seating and a takeaway service for many years. The introduction of the shop front is not considered to add considerably to the noise generated. If noise is a problem the Environmental Health / Noise Nuisance team should be contacted.</i></p> <p>Along with the three objections seven supports have been received which are from local residents who fully support the scheme judging the works which have already completed as a success.</p>					
CAAC/Local groups comments:	<p>Charlotte Street Association</p> <ul style="list-style-type: none">Object to the sliding doors and the negative impact on neighbourhood amenity due to concentration of residential propertiesRequest condition that the doors should only be opened at 12-3pm. Included in the condition should be Sundays and bank holidays (although restaurant doe not open to these days) <p><i>Council's responses: The objections regarding the noise generated are acknowledged. However, this application is only assessing the signage and the new shop front design. It is not assessing the use of the building as it is a well established business. Imposing conditions would not be appropriate in this instance.</i></p>					

Site Description

The application site refers to a 4 storey plus attic floor property on the corner of Tottenham Street and Whitfield Street. The application site is located within the Charlotte Street Conservation Area.

Relevant History

CA/806/A

At 12, Tottenham Street, Camden i) Internally-illuminated fascia sign with red & blue letters to read 'Gigs FISH BAR' on a white background. Length 15', depth 1'6", overall height 11'6" and sited on Whitfield Street frontage. ii) length 12' and sited on Tottenham Street frontage iii) As for i) but red blue & black letters to read 'RESTAURANT & KEBAB HOUSE', Length 5' and sited on splayed corner frontage between Whitfield Street and Tottenham Street. iv) Two internally-illuminated double-sided box signs with red, black and blue letters to read 'FISH BAR & KEBAB HOUSE' on a white background. Projection 3'5", depth 1'6". overall height 11'6". One sited on Tottenham Street frontage and other on the Whitfield Street frontage.
Granted 25/08/1967

EN09/1101

Installation of new openable shopfront.

2010/1401/A

Installation of internally illuminated fascia sign and internally illuminated projecting box sign to the front elevation of an existing retail unit (Class A1). **Yet to be determined**

2010/1418/P

Alterations to shopfront including installation of new glazing and new door opening to existing retail unit (Class A1). **Yet to be determined**

Relevant policies

Replacement Unitary Development Plan 2006

- B1 – General Design Principles
- B4 - Shopfronts, advertisements and signs
- B3- Additions and Extensions
- B7A – Conservation Areas, Character and Appearance
- SD6 – Amenity for occupiers and neighbours

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1 Distribution of Growth

CS5 Growth Areas

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 Securing High Quality Design

DP25 Conserving Camden's heritage

DP26 Managing the impact of the development on occupiers and neighbours

DP30 Shop fronts

Assessment

The application is for the erection of a new shop front and signage. This application retrospective as the works were completed after a fire at the premises in 2009.

Background:

Main Considerations

Impact on host building and the conservation area

- Neighbourhood Amenity
- Public Safety

Impact on host building and the conservation area

Shopfront: The remodelling of the shop front is considered acceptable as it keeps aspect of the original shop front details including the stall riser on the Tottenham Street Elevation and part of Whitfield Street elevation. The loss of the stall riser around the entire frontage is considered acceptable as many of the neighbouring properties along Tottenham street have full depth glazing. It would therefore be considered unreasonable for the stall riser to be reinstated around the entire frontage. The introduction of the folding doors on the Whitfield elevation brings a modern element to the shop front design. The works are considered sympathetic to the host building and the conservation area. The overall design and materials (timber) are considered acceptable given the context and location of the proposal.

There is no objection to the retention of the retractable blinds. The works are not considered to not detract from the character and appearance of the host building.

Signage:

Camden's planning guidance states that if illumination is proposed in a conservation area, it should be in the form of individually illuminated letters rather than spotlights, lanterns or backlighting.

The main signage is within the form of individually illuminated letters. The simple design is considered to respect the host building and the surrounding conservation area. The projecting signs are modest in scale and design and thereby acceptable.

It should be mentioned that the old signage did not preserve the character and appearance of the conservation area.

A site visit was conducted which showed that part of the existing signage has been illuminated via external methods. This does not form part of the application. An enforcement investigation (see history) is already operational on this property. The applicants have also submitted an email confirming the removal of the external illumination by 14th May 2010. The enforcement team will follow this aspect up.

Neighbourhood Amenity

The shop front and signage is considered not to result in a detrimental impact on the current levels of daylight, sunlight or outlook to the neighbouring properties or the flats on the upper floors. It is therefore considered to comply with policy SD6.

Public Safety

Given that the signage is static and is adequately placed above street level and is therefore considered that the signage would have minimal negative impact upon highway safety; both in terms vehicular and pedestrian movements.

Recommendation

Grant Permission

Grant Advertising Consent