

Delegated Report		Analysis sheet		Expiry Date:		20/04/2012	
		N/A / attached		Consultation Expiry Date:		29/03/2012	
Officer				Application Number(s)			
Fergus Freeney				2012/0795/P			
Application Address				Drawing Numbers			
13 GOODGE STREET LONDON W1T 2PG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Minor amendments to the approved shopfront to reduce timber cladding panels and include a frosted glass door by way of variation of condition 3 of planning application 2011/3485/P dated 19/09/2011 for the alterations to shopfront and retention of raised roof to existing rear extension.							
Recommendation(s):		Grant					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice: 08/03/2012 – 29/03/2012 Site notice: 05/03/2012 – 26/03/2012 No comments received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Charlotte Street CAAC: Object to the low height of the stallriser. <i>Officer Comment: The stallriser has been raised back to the height of the previously approved scheme.</i>					

Site Description

The site is a 4 storey 2 bay wide mid terraced building located on the southern side of Goodge Street. The building is not listed but is located within the Charlotte Street Conservation Area.

Relevant History

2011/3485/P - Alterations to shopfront and retention of raised roof to existing rear extension.
Approved 27/09/2011

Relevant policies

LDF Core Strategy and Development Policies

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

CS17 - Making Camden a safer place

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP30 - Shopfronts

Camden Planning Guidance 2011

Charlotte Street Conservation Area Statement

Assessment

Proposal:

Permission is sought for minor amendments to a previously approved scheme (see planning history above) to change the proposed shopfront material from timber to aluminium and a timber door to frosted glass.

Assessment:

The previously approved scheme would see low level timber stallrisers and timber door installed to replace the existing aluminium framed shopfront. The proposed amendment would see a shopfront of similar design installed, albeit with aluminium framing.

The proposed shopfront does not replace one of traditional design or historic importance and given the similarities of the proposed shopfront to the existing in terms of general design it would be hard to demonstrate that there would be a negative impact as a result of the scheme on the host building or wider conservation area.

Although the loss of timber stallrisers is regrettable it is considered that, on balance, the scheme would preserve and enhance the conservation area as it would see the stallrisers raised above the existing, bringing the appearance of the shopfront more in line with the advice set out in Camden Planning Guidance.

There would be no impact on the amenity of neighbours as a result of replacing one shopfront with another of similar design.

Recommendation: Grant amendment

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