

Delegated Report		Analysis sheet		Expiry Date:	13/02/2012		
		N/A / attached		Consultation Expiry Date:	26/01/12		
Officer			Application Number(s)				
Connie Petrou			2011/6027/P				
Application Address			Drawing Numbers				
60 Theobalds Road London WC1X 8SF			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of replacement shopfront including new entrance doors, stallrisers and awning in connection with existing restaurant use (Class A3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
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:		Site notice displayed 23/12/11 Press notice advertised 05/01/12					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC – Comment Seems generally as an improvement					

Site Description

The application site is located within the Bloomsbury Conservation Area and comprises a ground floor and basement café/restaurant (use class A3). The premises forms part of a 5 storey red stock brick building with commercial use at ground floor level and self-contained residential units on the upper floors. The host building occupies a visually prominent corner location. Although the building is not listed it is considered to make a positive contribution to the special character and appearance of the area in terms of traditional detailing.

Relevant History

2003/2581/P - The retention of the change of use of the basement and ground floor from retail (use class A1) to restaurant (use class A3), together with the installation of an extract flue attached to a flank wall to the rear to discharge above roof eaves level. **Granted** 02/02/2004.

2009/2809/P - Installation of new shop front and projecting awning to existing restaurant unit (Class A3). **Refused** 17/11/09

2011/2681/P - Installation of new shop front to existing restaurant unit (Class A3) –Refused 20/07/2011

2011/2708/A - Display of awning with logo to existing restaurant unit (Class A3) – Granted 20/07/2011

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development; CS7 Promoting Camden's centres and shops; CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design; DP25 – Conserving Camden's heritage; DP29 – Improving Access; DP30 – Shopfronts

Camden Planning Guidance 2011

Bloomsbury Conservation Area Statement

Assessment

Introduction: Planning permission is sought for the installation of new shop front and projecting awning to existing restaurant unit (Class A3). The existing canopy would be replaced by a canvas cloth retractable awning with logo projecting 1.35 metres from the shop frontage.

This application is a resubmission of a previous application for a new shop front and awning. The previous application (ref. 2011/2681/P) was refused on 20/07/2011. The resubmission is considered to take on board the advice given by officers in the previous applications.

Assessment

Design: Policy DP30 of the LDF outlines relevant criteria in relation to the installation of new shop fronts and seeks to ensure that such development is sympathetic to the architectural detailing of the existing building and surrounding locale.

The existing shopfront would not appear to be original however it does incorporate traditional design features. The new shopfront is considered to sensitively relate to the scale, proportions and architectural style of the building and adjoining shop fronts. It incorporates architectural features that are considered characteristic of shopfronts that contribute to the townscape. The proposed use of timber would reflect the architectural period of the building and the introduction of a canvas cloth awning is considered appropriate in the conservation area. The shopfront is considered appropriate for its durability and location in a conservation area. The signage does not form part of the application and has been included for illustrated purposes only.

Amenity: The proposed development would not result in any adverse impacts to amenities of neighbouring occupiers. The nearest residential neighbours are located in the self contained residential units above the ground floor café, in affect the canopy and shop front would be concealed from the outlook from the upper floor windows of these properties. No objections have been received from adjoining neighbours.

Access: The proposed doors would have a width of approximately 1,100mm which meets the minimum Disability and Equality Act 2010/Disability Discrimination Act 2005 requirements, and the minimum 1000mm clear door width for wheelchair access recommended by Camden Planning Guidance 2011. The new shopfront would provide level access from the street via a gentle ramp. This is an improvement on the current access arrangements where the restaurant is accessed via a low step.

Recommendation: Grant planning permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444