

Delegated Report		Analysis sheet		Expiry Date:		07/12/2011	
		N/A / attached		Consultation Expiry Date:		17/11/11	
Officer				Application Number(s)			
Connie Petrou				2011/5079/P			
Application Address				Drawing Numbers			
24 Cambridge Circus London WC2H 8AA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of security shutters at ground floor level to cafe/restaurant (Class A3).							
Recommendation(s):		Refuse					
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	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 19/10/11 Press Notice advertised 27/10/11					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Covent Garden Conservation Area Committee objects strongly to this application. This site has a long frontage and the impact of the amount of shutters will result in incredible visual blight on what is a very prominent corner in the Conservation Area. The shutters, and the logos painted on each one, would be overpowering to the street scene and would have a negative impact on the amenity of nearby residents, particularly the residents who live above the restaurant.					

Site Description

Premises located to the north east corner of Cambridge Circus; the front elevation faces the Circus, Shaftesbury Avenue runs along the east side of the site and Charing Cross Road to the west. The basement and ground floor are in A3 use.

Located within the Seven Dials (Covent Garden) Conservation Area. No. 24 Cambridge Circus is identified as a building that makes a positive contribution to the conservation area.

The major part of Cambridge Circus is situated within the City of Westminster. There is a wide area of pavement in front of the site, a retail kiosk has been installed towards the Shaftesbury Road edge of the pavement and there is a bus shelter along the Charing Cross Road section of pavement. This is an area characterised by commercial and entertainment uses with heavy pedestrian and vehicular traffic.

Relevant History

2011/4177/P - Alterations to the front façade of an existing restaurant (Class A3) to include new tiling on stallrisers, new wall lights and new features at fascia level -

2011/4290/A - Display of 2 x internally illuminated fascia signs, replacement awnings and 2 x new awnings x 2 projecting signs to restaurant (Class C3) – Approved

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; DP26 – Managing the impact of development on occupiers and neighbours; DP29 – Improving Access; DP30 – Shopfronts

Camden Planning Guidance 2011 (CPG) Seven Dials Conservation Area Statement

Assessment

Planning permission is sought for the installation of solid metal security shutters to cover each window and other openings on all three sides of the shop front. The security shutters will extend the full height of the windows, i.e. they will stop at the low stall riser beneath each window. The box shutters will be located below the fascias and between the existing pilasters.

The application is in connection with a ground floor A3 restaurant.

The main issues to be considered are:

- 1) Impact on the character and appearance of the building and the conservation area**
- 2) Impact on access to the building.**

1) Camden Planning Guidance generally discourages external shopfront security measures and requires that other forms of enhanced shopfront security be considered instead of external shutters. Alternative security measures including the use of toughened or laminated glass and internal shutters were discussed extensively with the applicant. External shutters are considered to have negative environmental impacts including attracting graffiti, preventing natural surveillance and creating a hostile and unsafe appearance in streets and shopping centres.

The application building is located in a very prominent position in the Conservation Area, extending across three important elevations. The addition of roller shutters on all shop window displays is considered to be incongruous in its setting resulting in a 'fortress-like' appearance when the shutters are closed. Furthermore, the obscuring of the window displays is considered to harm the character and appearance of the building and wider conservation contrary to policies DP24 and DP25 the approved CPG.

2) The two roller shutters would not affect the access arrangements of the building

Recommendation: Refusal

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