

Delegated Report		Analysis sheet		Expiry Date:		18/10/2011	
		N/A / attached		Consultation Expiry Date:		29/09/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/3957/P			
Application Address				Drawing Numbers			
39 Great Queen Street London WC2B 5AA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The installation of a new shopfront.							
Recommendation(s):		Grant Planning Permission					
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:		A site notice was displayed for 21 days from the 31/08/2011 and a press notice published on 08/09/2011 – No comments have been received.					
CAAC/Local groups* comments: *Please Specify		Seven Dials CAAC – No objection.					

Site Description

The site is located on the north side of Great Queen Street, it comprises a mid terrace 4-storey property with retail space at ground floor level.

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

Relevant History

No relevant 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

Proposal:

Permission is sought to replace the existing timber framed shopfront to alter the entrance and height of stallriser.

During the course of the determination process the scheme was revised to retain the existing lower fascia (which was proposed to be removed) and increase the proposed height of the stallriser to be in line with neighbouring properties.

Assessment:

The existing timber framed shopfront appears non-original and is not noted as being a shopfront of merit. The proposal would see the existing entrance moved from a central location to side of the shopfront, this is to take into account the unusual layout within. The relocation of the doorway and replacement shopfront is considered to be acceptable.

The new shopfront would be constructed from timber; the stallriser would match the height of the neighbouring stallriser at 38 Great Queen Street – which is considered to be a traditional and appropriate height.

The proposal is considered to be comply with Camden Planning Guidance and Local Development Framework Policies DP24 and DP25.

Recommendation: Grant Planning Permission

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