

Delegated Report		Analysis sheet		Expiry Date:	10/10/2011	
		N/A / attached		Consultation Expiry Date:	23/09/2011	
Officer			Application Number(s)			
Fergus Freeney			2011/4089/P			
Application Address			Drawing Numbers			
38 Gray's Inn Road London WC1X 8JP			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Alterations to shopfront including installation of glazing to existing corner pillar and formation of a new entrance onto Brookes Court.						
Recommendation(s):		Refuse 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 from 02/09/2011 – No comments have been received.				
CAAC/Local groups* comments: *Please Specify		The property is not within a conservation area and there are no statutory groups.				

Site Description

The building is located on the east side of Grays Inn Road, it comprises an end of terrace 5-storey building with a corner retail unit at ground floor level.

The site is not a listed building however the complex of building on the opposite side of Gray's Inn Road are a mix of Grade II and Grade II* buildings. The property is not within a conservation area, but the boundary of the Bloomsbury Conservation Area runs along the centre of Gray's Inn Road.

Relevant History

2010/1463/P - Replacement of all existing timber framed single glazed windows with upvc framed double glazed windows on front, rear and side elevations at second floor level to an existing residential flat (Class C3). *Approved 21/05/2010*

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

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP30 – Shopfronts

Camden Planning Guidance 2011

Assessment

Proposal: Permission is sought for alterations to the shopfront to infill the corner space between existing pillar on the south and west elevations of the corner shopfront.

Assessment: The proposed shopfront alterations are not considered to be acceptable. Camden Planning Guidance advises that historic, locally distinctive or characteristic shopfronts which contribute to the townscape should be retained, and goes on further to state that where there is an existing shopfront recess, often found in older traditional shopfronts, they should be retained.

The existing shopfront is considered to be an attractive element of the streetscape which retains a number of important historic features such as corbels, mouldings and general layout which are likely to be original. Although not within a conservation area it is considered to contribute to the character and appearance of the streetscene and the adjoining Bloomsbury conservation area and adds to the setting of the listed buildings opposite.

The proposal would be detrimental to the appearance of the host building, the wider streetscene and would result in historic features within the recess being lost. It is not considered that these impacts can be justified by the modest internal space gain of 1.85sqm.

The existing recess allows for approximately a 1.5m entrance gap on each elevation, which is sufficient for less ambulant people and those in wheelchairs to access the premises. The recommended space as set out in Camden Planning Guidance is 1000mm clear door width in new buildings and 775mm clear door width in existing buildings – as such the existing situation complies with Council guidance.

It is not considered that there would be any impact on the amenity of adjoining occupiers as a result of the proposal

Recommendation: Refuse Planning Permission.

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