

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	10/12/2010
	N/A / attached	<b>Consultation Expiry Date:</b>	18/11/2010

<b>Officer</b>	<b>Application Number(s)</b>
David Glasgow	2010/4975/P

<b>Application Address</b>	<b>Drawing Numbers</b>
50 Lamb's Conduit Street London WC1N 3LH	Refer draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

<b>Proposal(s)</b>
Installation of a new shop front

<b>Recommendation(s):</b>	<b>Grant permission</b>
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<b>Application Type:</b>	<b>Full Planning Permission</b>
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<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

<b>Consultations</b>
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<b>Adjoining Occupiers:</b>	No. notified	<b>14</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

<b>Summary of consultation responses:</b>	A site notice was displayed on 22/10/2010 expiring on 18/11/2010. No responses have been received as a result.
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<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<b>Bloomsbury CAAC:</b> No objection.
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<b>Site Description</b>
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The site is a ground floor of a 5-storey mid terraced building on the east side of Lamb's Conduit Street between Rugby street and Great Ormond Street. The site is located within the Bloomsbury Conservation Area and is also within a designated Neighbourhood centre and retail parade within the Central London Area.

<b>Relevant History</b>
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There is no relevant history to the present application.

## **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

#### Relevant Policies in Camden Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP30 - Shopfronts

## **Assessment**

### **Amendments**

The proposal as originally submitted set the shopfront entrance door 1.0m in from the building frontage. The proposal has been amended so that the entrance door will be flush with the front of the building.

### **Design**

The proposal replaces the existing anodised aluminium doors and window frames with a new painted timber framed shop front. The new shopfront includes decorative stall risers, period framing and corner details, and shaped mullions. The existing plastic back lit fascia sign would be replaced by a painted timber fascia board and the existing retractable awning is to be removed.

The proposed shopfront represents a high quality sensitive design reflecting the style and detailing of neighbouring timber shop fronts along this parade. As such it is considered to preserve and indeed enhance the appearance of the building, the street scene and the Conservation area.

### **Amenity**

The proposed shop front will not result in any negative impacts on the amenity of neighbouring properties.

### **Access**

New shop fronts should provide a flat entry to facilitate wheelchair access. In the present case there is an existing 100mm step up from street level to the front door. As the proposal does not worsen the existing situation the lack of wheelchair access is not considered a sufficient reason to refuse the proposal. The applicant has indicated that a portable metal ramp will be kept on site to facilitate wheelchair access, and therefore satisfy their obligations under the Disability Discrimination Act 2005. As the current access is already restricted and the proposal makes no change to the current arrangement the use of a temporary ramp is considered acceptable.

### **Recommendation**

Grant Planning Permission

### **Disclaimer**

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