

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		02/09/2010	
		N/A / attached		Consultation Expiry Date:		09/08/2010	
Officer				Application Number(s)			
Katrina Christoforou				2010/3330/P			
Application Address				Drawing Numbers			
63 Great Russell Street London WC1B 3BF				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of shopfront on Gilbert Place elevation.							
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	43	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notices were erected on the 14/07/2010.					
CAAC/Local groups* comments: *Please Specify		<u>Bloomsbury CAAC: Objection</u> - We considered this contemporary interpretation would be unsympathetic to the context of the historic street of Bloomsbury and is totally unnecessary. - The existing shopfront must be retained. Officer response: The CAAC commented on the originally submitted drawings that were subsequently revised over the course of the application. The Council contacted the CAAC to advise them of the revisions but no further comment had been received at the time this report was prepared. Please see section 1 and 2 of the assessment section for more details.					
Site Description							
The 5 storey building has frontages on Gilbert Place, Bury Place and Great Russell Street. The application relates to part of the Gilbert Place elevation which includes a shopfront. The upper floors of the building are in residential use. The site is within the designated Central London Area and the Bloomsbury Conservation area.							

Relevant History

No relevant history.

Relevant policies

Camden Replacement Unitary Development Plan 2006

- B1- General design principles
- B4- Shopfronts, advertisements and signs
- B7- Conservation Areas
- SD6 – Amenity for occupiers and neighbours

Supplementary Planning Guidance

- Camden Planning Guidance 2006
- Bloomsbury Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

- CS1- Distribution of growth
- 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
- DP30- Shopfronts

Assessment

1. Introduction

1.1 The proposal is for the replacement of the existing timber framed shopfront on the Gilbert Place elevation. The shopfront as originally proposed would have detracted from the character and appearance of the building due to its irregular proportions and incongruous details. Officer's recommended that the proposals be revised to take a more traditional form. Revised drawings were duly submitted. A further revision was then submitted slightly reducing the height of the stallriser. This final drawing forms the basis of this assessment. At the time of the site visit it appeared that the existing shopfront had been removed and enclosed with a construction hoarding.

2. Design

2.1 The proposed painted timber shopfront would have traditional proportions and detailing with a main glazed shop window area and toplights, stallriser, fascia sized and positioned as exiting and an entrance door with fanlight above. The shopfront would be timber framed and painted. The entrance door does not take a fully traditional form being predominantly glazed but this is not considered to be harmful to the overall appearance as the timber framing would tie to the door into the rest of the shopfront.

2.2 The immediate area is characterised by the British Museum and small shops catering primarily to the tourist market with residential accommodation at the upper levels. Gilbert Place is a secondary narrow street and does not have an established shopping parade. The proposed shopfront is considered to preserve the character and appearance of the property and the conservation area in accordance with policies B1, B4 and B7.

3. Amenity

3.1 It is considered that the replacement shopfront would not result in the loss of amenity for any neighbouring occupiers. This is with regard to overlooking/privacy, outlook/sense of enclosure, sunlight/daylight and noise/disturbance issues.

4. Recommendation:

4.1 Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>