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| Delegated Report | | Analysis sheet | | Expiry Date: | | 02/07/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 01/07/2010 | |
| Officer | | | | Application Number(s) | | | |
| Elizabeth Beaumont | | | | 2010/2824/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Phoenix House 104 - 110 Charing Cross Road London WC2H 0JN | | | | Refer to decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Erection of a single storey infill extension to existing ground floor courtyard to provide additional retail floorspace (Class A1). | | | | | | | |
| 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 | 54 | No. of responses | 00 | No. of objections | 01 | |
| | | | No. Electronic | 00 | | | |
| Summary of consultation responses: | None received. | | | | | | |
| CAAC/Local groups comments: | Denmark Street CAAC - None received | | | | | | |
| Site Description | | | | | | | |
| The site is located on the east side of Charing Cross Road on the corner with Phoenix Street. The site comprises a six storey building with commercial uses including the Phoenix Theatre on the ground floor and residential on the upper floors with a courtyard are in the centre of the building. The theatre is accessed on the ground floor of the unit and extends to the rear of the building. The building is not listed but is located within the Denmark Street Conservation Area. | | | | | | | |
| Relevant History | | | | | | | |
| 02/12/2002 – p.p. granted (PSX0205099) for Infill extension of existing courtyard area to provide additional retail floorspace and the installation of an air conditioning unit. | | | | | | | |

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas), R1 (Location of New Retail and Entertainment Uses)

Camden Planning Guidance 2006

Denmark Street Conservation Area Statement

LDF Core Strategy and Development Policies

CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS7 - Promoting Camden's centres and shops, DP12 - Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses, 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).

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.

Assessment

Proposal - Permission is sought for a single storey extension to the rear of the existing ground floor unit, infilling the existing courtyard/service area to create additional retail space for the ground floor unit. The proposal would involve the removal of an existing singly storey brick toilet block to the rear of the building.

Planning permission was approved in 2002 for the same proposal to infill the courtyard/service area which expired in 2007. This application was assessed under the superseded Adopted Unitary Development Plan of 2000 and the supplementary planning guidance of 2002. In the intervening period between the original application and this application there has been a material change in policy. The Replacement Unitary Development Plan was adopted in June 2006, with Camden Planning Guidance adopted later in 2006. Although it is acknowledged that policies have changed, a number still cover the same broad aspects and are not considered to be significantly different from previous UDP policies. Examples include matters relating to amenity, design and conservation.

Design - The proposal would involve enclosing a section of the ground floor of the rear courtyard area. The above floors would remain open with rear balconies/fire-escape facing into the courtyard. The ground floor courtyard is entirely enclosed with the side elevation of the building to the rear and the elevation of the side of the main building. A section of the courtyard with the escape staircase to the flats above would be retained. It is considered that as the extension would be set down at ground floor level and enclosed by surrounding buildings it would not be visible from the wider conservation area. It is considered that the extension would be subordinate to the host building in terms of scale and bulk. It is considered that the extension would not have a detrimental impact on the character of the building or the character and appearance of the wider conservation area.

Amenity - The extension would be set below the rear balconies/fire escapes to the residential accommodation on the first floor. It is considered that the proposed extension would not have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, privacy, outlook or overlooking.

The extension would abut the side wall of the main building resulting in the loss of a window to the ground floor level. As the window is a non-habitable room which serves the stairwell to the flats above the sunlight/daylight received cannot be protected and therefore the loss of the window is considered acceptable.

Other issues

The proposal involves a relatively minor extension to the existing retail space at the site. The site is located within a designated retail frontage within the Central London Area; therefore additional retail provision is welcomed in the context of policy R1.

There is an existing duct positioned in the courtyard area at ground floor level. This would need to be relocated in order to build the proposed extension. An informative will be attached to the decision notice informing the applicant that planning permission would be required to relocate the duct to the rear of the building.

Recommendation – Grant planning permission.

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