

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/04/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		06/04/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Eimear Heavey				2010/1192/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
71 Tottenham Court Road London W1T 2HD				Refer to 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 new shop front to existing hot food take away (Class A3/A5).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		A <b>site notice</b> was displayed from 16/03/2010 until 06/04/2010  No reply received.					
<b>CAAC/Local groups comments:</b>		<b>Charlotte Street CAAC</b> No reply received.  <b>Local Groups</b> No reply received.					
<b>Site Description</b>							
The application site is located on the western side of Tottenham Court Road and is occupied by a 3-storey building with a "Kentucky Fried Chicken" restaurant/ take away (Class A3/ A5) at ground floor level. The site is located immediately south of Goodge Street Station within Charlotte Street Conservation Area. The building on site is not listed.							
<b>Relevant History</b>							
2009/5712/P & 2009/5725/A: Planning permission and advert consent granted in January 2010 for alterations to front of restaurant / take away premises (Class A3 & A5) to include a replacement door.							

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden Replacement UDP 2006

SD1 – Access for all

SD6 – Amenity for Occupiers and Neighbours

SD7a – Light Pollution

B1 – General Design Principles

B4b – Advertisements and Signs

B7 – Conservation Areas

### Camden Planning Guidance

#### Charlotte Street Conservation Area Statement

### LDF Core Strategy and Development Policies

#### Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

#### Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP30 – Shopfronts

*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

Planning permission is sought for the installation of new shop front to existing hot food take away (Class A3/A5).

### Design

UDP Policy B4 states that the Council will only grant permission for shopfront alterations that are sympathetic to the character and features the shopfront, the host building and the surrounding area; and will only grant advertisement consent for signs that it considers do not cause harm to public safety, visual amenity and the character and appearance of Conservation Areas.

The principle of a new shopfront at the application site has already been established by virtue of a permission granted in Jan 2010 (ref: 2009/5712/P) and this application seeks minor changes to the detailed design. The previous application proposed marble cladding on the stallriser; it is now proposed to clad this section in matt black tiles. Marble cladding was also proposed for the columns of the shopfront and it is now proposed to clad the columns in cream cladding.

These proposed changes are considered to be minor in scale, will not significantly alter the appearance of the building, and will sit well within the context of the existing parade of shops. As such the proposal is considered to comply with the provisions of Policies B1, B3 and B7 of the UDP (2006).

### Amenity

There would be no loss of amenity to neighbouring properties by virtue of loss of sunlight, daylight, privacy or other disturbance and therefore the proposal is considered to be consistent with Policy SD6 of the UDP (2006). The proposal does not change the current access arrangements, and is therefore considered to be consistent with Policy SD1 of the UDP (2006).

**Recommendation:** Grant planning permission

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