

Delegated Report		Analysis sheet		Expiry Date:		15/03/2010	
		N/A / attached		Consultation Expiry Date:		17/02/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/0135/P			
Application Address				Drawing Numbers			
101-105 Southampton Row London WC1B 4HH				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of replacement shopfront.							
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	02	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site notice displayed from the 27/01/2010 to 17/02/2010 – no comments received.					
CAAC comments:		Bloomsbury CAAC – no comments received.					
Site Description							
<p>The site is located on the south west of Southampton Row close to the junction with Russell Square. The site comprises a six storey building known as 'Cranfield House' with commercial units on the ground floor and residential above. The building is located in the Bloomsbury Conservation area close to Bedford Hotel and the Grade II Listed railings to the rear of Bedford House and West Central House.</p> <p>The application relates to two of the four retail units at ground floor level of Cranfield House.</p>							

Relevant History

29/03/2007 – **p.p. refused (2006/4999/P)** for the 'Change of use from retail use (Class A1) to combined retail use (Class A1) and restaurant use (Class A3)'. **Allowed on Appeal on 16/08/2007 ref. APP/X5210/A/07/2043341**

29/09/2009 – **p.p. granted (2009/3014/P)** for the 'installation of two air conditioning units to the rear elevation of existing restaurant/shop (classes A1 / A3) pursuant to condition 2 of planning permission 2006/4999/P for "change of use from retail use (Class A1) to combined retail use (Class A1) and restaurant use (Class A3)" allowed on appeal 07/08/2007, ref. APP/X5210/A/07/2043341.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B4 – Shopfronts, advertisements and signs
B7 – Conservation Areas

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal

Planning permission was allowed on appeal for the change of use of the two units from retail to combined retail and restaurant use. The existing shopfronts currently have different designs and material. Permission is sought to replace the existing shopfronts with a uniform design extending across both units.

It is proposed to install a hardwood framed shopfront with uniform glazing panels and a moulded timber stallriser. The application does not include any advertisements.

Revision

The proposal was revised to omit a complete bi-folding section which would allow the shopfront to be fully openable and a retractable awning extending across the two units.

Design

The existing shopfronts are not considered to be of particular merit or high quality and design and therefore their replacement is considered acceptable. There are a variety of glazed and more traditional shopfronts within the street on both modern and historic buildings.

The proposed shopfronts are considered to be a more traditional design using high quality materials. The shopfront introduces more typical features such as the timber stallriser. The shopfront is considered to be simple and rational and would not detract from the character of the building or character and appearance of the wider conservation area.

It is considered that the replacement shopfront would not harm the character of the building or the character and appearance of the wider shopfront.

Amenity

The proposed shopfront would have no impact on the amenity of neighbouring occupiers or public safety.

Recommendation - Approve

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