

Delegated Report		Analysis sheet		Expiry Date:		02/11/2009	
		N/A / attached		Consultation Expiry Date:		14/10/2009	
Officer				Application Number(s)			
Elizabeth Beaumont				i)2009/3971/A ii)2009/3962/L			
Application Address				Drawing Numbers			
Ye Olde Mitre PH 1 Ely Court Ely Place London EC1N 6SJ				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<u>Advertisement consent</u> - Replacement of externally illuminated hanging sign and projecting canopy and various small directional signs.							
<u>Listed building consent</u> - Replacement of externally illuminated hanging sign and projecting canopy and various small directional signs.							
Recommendation(s):		Grant planning permission Grant listed building consent					
Application Type:		Advertisement Consent Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site notice displayed from the 23/09/2009 to 14/10/2009 – no responses received.					
CAAC/local groups comments:		None received.					
Site Description							
The site is located on Ely Court, a backstreet that runs between Ely Place and Hatton Garden. The site comprises a grade II listed two-storey public house, known as Ye Olde Mire pub dating from circa 1773. The area comprises a combination of commercial and residential uses. The site is located in the Hatton Garden Conservation Area.							
Relevant History							
21/01/1988 – p.p. granted (8703571) for the provision of a bench and table unit on the highway.							
01/11/1988 – p.p/LBC granted (8800399 and 8870159) for the erection of open sided covered way between front and rear bars and outside gentlemen's toilets at ground floor.							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours),

B1 (General design principles)

B4 (Shopfronts, advertisements and signs)

B6 (Listed buildings)

B7 (Conservation Areas)

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

Assessment

Proposal

Permission is sought for the installation of a number of signs, lanterns, the replacement of the hanging sign and projecting canopy and the installation of a number of directional signs.

Revision

The proposed has been revised to incorporate the following amendments:-

- The size of the proposed trough light on the hanging sign has been reduced. The proposed lights are now a similar scale to the existing and will be installed on slender fittings.
- The proposed trough lighting under the projecting canopy has been removed and replaced with two lantern style lights.
- A timber panel to the side of the projecting canopy has been added in order to hide the mechanics of the shutter.

Design

Projecting Canopy

A black awning with black casing, timber surrounds and a logo along the valance is proposed following the removal of an existing awning. The proposed canopy would measure approximately 5m wide and 2m deep and the height to ground level would measure 2.6m. The proposed lettering would be gold and is considered to be of an appropriate scale in relation to the existing building. Camden Planning Guidance 2006 states that retractable blinds of a traditional canvas type are preferred. It is considered that the proposed awning is of an appropriate scale, design and material and would not harm the setting of the listed building, or the wider conservation area. The proposed lettering is of a small scale and proportionate to the building.

Projecting Sign

It is proposed to refurbish the existing pictorial sign, install a new cartouche and replace the existing light with small trough style lighting. The lights would measure approximately 220mm wide, 120mm high and 120mm deep and would be fitted on slender rods to match existing. It is considered the proposed alterations to the hanging sign would be acceptable and would not detract from the setting of the listed building or the character and appearance of the wider conservation area.

Lanterns

It is proposed to refurbish an existing copper lantern on the front elevation of the building. The retention of this feature is considered acceptable. It is proposed to install two copper lanterns underneath the proposed projecting canopy. The lanterns would measure approximately 250mm wide and 550mm high. The design and scale of the lanterns would be similar to existing lighting. It is considered that the lanterns would be sympathetic to the special character of the building and the appearance of the wider conservation area.

Permission is also sought for the installation of three small half copper lanterns to the side entrance passageway. The proposed lamps are small in size and similar in design to the existing lamp on the front of the building. These are not incongruous pub fittings and it is considered the location of the lamps at the back means that the impact on the building is limited.

Directional signs

A number of directional signs are proposed to be installed on the building. This includes two signs measuring 500mm by 200mm, one on the side wall of the building and the other is on the entrance door. The sign on the side wall of the building would replace a collection of three modern signs. It is considered the sign will create a less cluttered appearance. The door to which the other sign will be installed is a modern addition of limited interest. It is considered that both signs are appropriately sized and designed and there is no objection to their introduction.

A 'Family Brewer' plaque is proposed adjacent to the entrance door. It is considered the sign is appropriately sized and designed. It is considered that the sign would not detract from the special interest of the building and would not look out of place in this location.

Wall mounted Signs

Permission is sought for the retention of an existing panel sign installed above the entrance archway into Ely Court on Hatton Garden and a sign installed on a lamppost on Hatton Garden. These areas do not form part of the listing of the building. The proposed signs are considered to be of an appropriate design and position and would not detract from the character of surrounding buildings or the character and appearance of the wider conservation area.

It is proposed to refurbish an existing advertisement panel located in the passageway to the side of the pub and to reinstall the sign on the adjacent wall. The proposed sign is of limited interest and does not detract from the special interest of the listed building and there is no objection to its proposed relocation.

Two small brass panels are proposed to be installed on the entrance doors to the building. Each sign measures approximately 300mm by 50mm and are engraved in black. It is considered the signs are acceptable as they are minimal in size, appropriately detailed and are not an uncommon fixture of pub doors.

Amenity

The proposed projecting canopy would be installed to ensure public safety and has a minimum of 2.23m between the bottom of the blind and the pavement in accordance with Camden Planning Guidance. The proposed form of illumination of the projecting hanging sign and the lanterns would not be flashing or intermittent. It is considered the proposed illumination would not be unduly dominant in the streetscene or disturb adjoining residents at night or cause safety hazards to drivers.

Recommendation – Grant advertisement consent and listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613