

Delegated Report		Analysis sheet		Expiry Date:		05/10/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jasmine Hancock				2009/2544/A			
Application Address				Drawing Numbers			
Prince Arthur PH 80-82 Eversholt Street London NW1 1BX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Display of two retractable canopies and four replacement lanterns to the front of public house (Class A4).							
Recommendation(s):		Grant Advertisement Consent					
Application Type:		Advertisement 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:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The application site comprises of a three-storey building located on the eastern side of Euston Road on the frontage between Phoenix Road and Drummond Crescent. It is currently used as a Public House (Class A4). The building is not listed and the application site is not located within a Conservation Area.

Relevant History

2008/1488/P (Refusal) – application for alterations and additions including relocation of external stairs, erection of a terrace area including the provision of railings along the front elevation of the public house for use as a terrace and the installation of metal security gates at the front and ground floor level.

Relevant policies

London Borough of Camden Replacement UDP 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B4 Shopfronts, advertisements and signs

Camden Planning Guidance 2006

Assessment

Proposal

The application is for the installation of two retractable canopies with four replacement lanterns to the front elevation of the Prince Arthur Public House. Each awning would measure 4.7m in length and would project 1.5m from the front elevation. The lowest part of each awning would be 2.3m in height from the ground level and the highest part 3m in height from the ground level. The canopies would be installed below the existing fascia sign. This is a revision to the previous scheme which proposed the installation of a single awning, extending across the full width of the frontage and positioned above the existing fascia sign.

Impact on building and streetscene

The previous scheme which was for the installation of a single retractable awning above the existing fascia sign would have resulted in the fascia sign being obscured and the lanterns on the front façade needing to be re-positioned or removed. This was considered harmful to the character and appearance of the existing building and streetscene. This has been addressed in the revised scheme which includes the installation of two retractable canopies on either side of the main entrance and positioned below the fascia sign and the replacement of the four existing lanterns with four smaller cast aluminium light fittings in the style of the period in which the Prince Arthur Public House was built.

The two retractable canopies proposed are considered to be acceptable in terms of their position, size and design. The canopies, in conjunction with the installation of new smaller lanterns, would not obstruct or damage any of the architectural features of the building. There are several examples of different styles of canopies, some of poor quality, which have been installed along the street including Numbers 68, 66, 34 and 18-14. It is therefore not considered that the two proposed canopies would be harmful to the character and appearance of the building or streetscene in accordance with policies B1 and B4 of the Camden Replacement Unitary Development Plan, 2009 and Chapter 43 (Shopfronts) of the Camden Planning Guidance, 2006.

The four replacement lanterns are considered acceptable in terms of their location, size and style. It is not considered that the replacement lanterns would have any detrimental impact on the character and appearance of the existing building or streetscene in accordance with policies B1 and B4 of the Camden Replacement Unitary Development Plan, 2006.

Highway safety

Canopies should be designed to ensure public safety with a minimum height of 2.3 metres between the bottom of the blind and the pavement and a minimum of 1 metre between the blind and the kerb edge.

The two proposed canopies would meet the minimum distance required between the blind and the kerb (1 metre required, 2.3m provided) and would comply with the minimum height between the bottom of the blind and pavement (2.3m required, 2.3m provided).

Neighbour amenity

The proposed canopies would not adversely impact on the amenity of adjacent properties with regard to access to sunlight, daylight, outlook and is therefore considered to comply with Policy SD6 of the UDP.

Recommendation: Approve advertisement consent

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