

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/02/2008</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/02/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2007/5352/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
181 Drury Lane London WC2B 5QF				See draft 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 replace solid timber doors to existing retail unit (Class A1)							
<b>Recommendation(s):</b>		Grant planning permission subject to conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>08</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		One letter received from no. 182 Drury Lane advising that there are no objections to the scheme.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Covent Garden CAAC – comment</b> No comment provided timber installed as stated in application form.					

## Site Description

The application site is located on the east side of Drury Lane and is occupied by a two storey Victorian mid terrace property that is within close proximity to Stukeley Street to the north and Macklin Street to the south. The ground floor is occupied by a carpet shop (A1 retail use) with residential accommodation above. There are a mix of commercial and retail units within the terrace. The applicant has advised that the shop was originally a storage area for the market barrows serving Covent Garden Market.

The site is located within the Seven Dials (Covent Garden) conservation area. The building is not listed however it is identified in the Seven Dials (Covent Garden) conservation area statement (CAS) as a building that makes a positive contribution to the character and appearance of the conservation area.

## Relevant History

There is no relevant planning history associated with the property.

## Relevant policies

### Adopted UDP 2006

SD1C Access for all; 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

Access for all; Conservation areas; Overlooking and privacy; Shopfronts.

Seven Dials (Covent Garden) CAS

## Assessment

Planning permission is sought for the installation of new shop front to replace solid timber doors to existing retail unit (Class A1). The solid timber doors sit behind a temporary shopfront that is installed by staff everyday during the opening hours. The existing temporary shopfront is separated into three panels with two glazed panels on either side of an entrance door. It is proposed to remove the solid timber doors and the existing fascia sign and replace it with a partially glazed shopfront that has two fixed panels and centrally located double doors. The upper part of the shopfront would be glazed with the lower part incorporating a stallriser measuring 1m in height that would be constructed using fielded panel timber.

The main issues to be considered are:

- Design
- Impact on conservation area
- Amenity
- Access
- Other issues

### Design

The proposal would result in the loss of the existing timber doors. This is unfortunate however as they are only visible in the evening and potentially at weekend no objection could be raised to their loss. The temporary shopfront is of no architectural merit and its replacement with a permanent shopfront would therefore be welcomed. The new shopfront would include a traditional stallriser with fixed glazed panels on either side of the entrance door. This would be considered an appropriate design for a building of merit.

The proposed new materials (timber frame with panelled stallriser and partial glazing panels) would reflect the architectural style of period of the building and would be considered appropriate.

### Impact on the conservation area

This part of Drury Lane has a variety of traditional and modern shopfronts some of which contribute to the townscape including the application building and the adjoining buildings at nos. 182 and 183 Drury Lane. The proposed new shopfront would add to the row of shopfronts and would be considered to preserve or enhance the conservation area.

### Amenity

The proposed alterations would not have an impact on the amenity of adjoining residents and would be considered acceptable.

### Access

There is level access into the existing shop unit. This would be retained as part of the new proposal. This would be considered acceptable.

### Other issues

The plans show that new signage may be located on the main fascia above the shopfront. An informative has been added to advise the applicant that advertisement consent may be required for a new sign.

### Conclusion

Grant subject to conditions

## **Disclaimer**

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