

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th February 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report Members briefing		Analysis sheet	Expiry Date:	30/01/2008
		N/A / attached	Consultation Expiry Date:	4.2.08
Officer			Application Number(s)	
Miss Kiran Chauhan			2007/6174/P	
Application Address			Drawing Numbers	
51 Parker Street London WC2B 5PS			See decision.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of a new shop front including a retractable awning and security shutter to the public house (Class A4).				
Recommendation(s):		Grant.		
Application Type:		Full Planning Permission		

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.					
CAAC/Local groups* comments: *Please Specify	<p>Kingsway CAAC object: There is scope for improving the existing shopfront but this proposal is not it. Choice of materials and roller shutter is particularly unfortunate and inappropriate.</p> <p><i>Response: Materials for the proposed shopfront are metal and this is considered a suitable material for a shopfront. A sample panel of the metal to be used for the stallriser will be requested by condition. The roller shutter is only to be installed across part of the shopfronts width and as it of a brick bond type it will not deaden the street frontage.</i></p>					

Site Description

The site is located on the north of Parker Street in close proximity with the junction with Kingsway and comprises a six storey building that is occupied by a vacant public house on the basement and ground floors with offices above. To the west of the site is a two storey commercial building. To the east is a four storey building that continues the same architectural design as the application site. To the south lies 60 Parker Street that is a four storey stock brick built Grade II listed building.

The site lies within the Kingsway Conservation Area. The building is not a listed building however it has been identified in the Kingsway Conservation Area Statement as a building which makes a positive contribution to the conservation area. The existing ground floor frontage is set within a classical rusticated stone façade containing ionic style columns. This is characteristic of the original buildings within Kingsway.

Relevant History

2007/3048/A – Advert consent **refused** on 21.9.07 for the display of two internally illuminated projecting signs. Refused on following grounds:

The proposed projecting signs, by virtue of their number, size and method of illumination, would be detrimental to the character and appearance of the building and of the conservation area, contrary to policies B4 [Shopfronts, advertisements and signs] and B7 [Conservation areas] of the London Borough of Camden Adopted Unitary Development Plan 2006, and design guidance in Camden Planning Guidance 2006.

2007/3053/P – PP **refused** on 21.9.07 for the installation of a new shop front incorporating a canopy to the public house. Refused on following grounds:

The proposed shopfront, by reason of its detailed design, would be detrimental to character and appearance of the building and of the Kingsway Conservation Area and is contrary to policies B1 [General design principles], B4 [Shopfronts, advertisements and signs] and B7 [Conservation areas] of the London Borough of Camden Replacement Unitary Development Plan 2006 and design guidance in the Camden Planning Guidance 2006.

The proposed canopy, by reason of its bulk and form, would be detrimental to the character and appearance of the building and of the conservation area and would be contrary to policies B1 [General design principles], B4 [Shopfronts], and B7 [Conservation areas] of the London Borough of Camden Replacement Unitary Development Plan 2006 and design guidance in the Camden Planning Guidance 2006.

2007/6180/A – Advert consent **granted** on 30.1.08 for the display of an internally illuminated projecting sign to public house.

Relevant policies

SD1, SD6, B1, B3, B4, B7
Camden Planning Guidance
Kingsway CAS

Assessment

Planning permission is sought for the installation of a new shop front incorporating a retractable canopy to a public house. It is proposed to replace the existing timber façade, glazing and timber panel stallriser with a new double glazed shop front within a silver coloured metal frame. There is an existing recessed entrance way that is set back 1m from the front elevation of the building. This recessed entrance will be retained as part of the new scheme and an aluminium brick bond tube and link external grille will be installed to enclose this recess. Two steps provide access into the pub. The proposal includes the retention of these steps.

The proposal is a resubmission of the scheme refused in September 2007. In response to the refusal, the canopy is to be a fully retractable canopy rather than the fixed canopy as previously proposed. The design of the shopfront has also been amended to introduce a metal stallriser. All other aspects of the proposal remain the same.

The main issues to consider as part of the proposal are:

- Impact on appearance of the building and the character and appearance of the conservation area
- Security
- Access

Impact on the character and appearance of the building and the conservation area

The existing shopfront was installed in 1987 (see planning history) and is therefore not original to the building. Although its loss cannot be resisted, its overall proportions and detailed design is more in keeping with the architectural style of the building. The proportions and design of the proposed shopfront relate reasonably well to the fenestration on the upper floors of the building. The vertical subdivisions of the upper floors of the building are expressed in the shopfront and this is welcomed. The proposal incorporates a stallriser into the scheme so that it does not read as a completely glazed shopfront. Materials for the stallriser are to be metal and it is considered that further details in the form of samples/manufacturers specifications should be required by condition.

A retractable canvas awning is to be proposed across the width of the shopfront. The awning has been integrated into the design of the shopfront and does not obscure any architectural features of interest.

The existing fascia is also proposed to be subdivided as a horizontal string course is to be added. There is no objection to this.

Security

The new shopfront retains the recessed entrance as part of its design and it is proposed to install an aluminium brick bond tube and link external grille. This part of the street does not appear to experience a high footfall of pedestrians and has a feeling of being more like a service entrance area

due to blank facades and small rear entrance doorways on adjoining buildings at ground floor level. The installation of an external grille here is not ideal in terms of adding to the feeling of dead and hostile environment. However, the applicant has explored other security measures but given the physical constraints of the building has had to rule them out. The proposed shutter would still allow for views into the site and as such would not create a solid deadened frontage. It is only proposed to be installed across part of the shopfronts width and is therefore acceptable.

Access

The entrance to the pub will remain the same as the existing and will be accessed by two steps. A new door will be installed within the shopfront as a means for fire escape but could also be used by people with disabilities. This would be considered to comply with the Council's guidance.

Recommendation: Grant.