

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/02/2008</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		31/01/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2007/5810/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
36 Great Russell Street London WC1B 3PP				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 a new front entrance door to retail shop (A1 use).							
<b>Recommendation(s):</b>		Refuse planning permission					
<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	00	No. of responses	01	No. of objections	01
				No. electronic	01		
<b>Summary of consultation responses:</b>		1 letter of objection received from adjoining occupier raising the following concerns: <ul style="list-style-type: none"> <li>Building is largely untouched since early 19th century. Façade of the building especially the ground floor is very much in symmetry with the adjoining building. The proposal would spoil the look and unity of the architecture with the neighbouring building.</li> <li>Principles with which previous application for advert consent was determined should apply to this application in terms of respecting the key elements of the frontage.</li> <li>Unit has been operating as a shop for many years and occupiers have always used communal doorway. Why should this change now.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC – no comments at the time of writing the report					

### Site Description

The site is located on the southern side of Great Russell Street, near the entrance of The British Museum that is Grade I listed building. The surrounding properties are characterised by large historical buildings (Trade Union Building and the British Museum). The subject premise is located on the ground floor of a large four-storey block of terraces. The building is considered a positive contributor to the Bloomsbury Conservation Area, i.e. Sub Area 8: The Museum Street Area.

### Relevant History

2007/4633/A

Advertisement consent was granted for the display of internally illuminated lettering and an internally illuminated projecting box sign at ground floor level

### Relevant policies

#### Adopted UDP 2006

SD1C Access for all; SD6 Amenity for occupiers and neighbours; B1 General design principles; B3 Alterations and extensions; B7 Conservation areas.

#### Camden Planning Guidance 2006

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

Bloomsbury CAS

## Assessment

Planning permission is sought for the installation of a new front entrance door to retail shop (A1 use). This would replace an existing window opening of which there are two. The door would allow direct access to the ground floor were it is currently accessed via an internal side door from the corridor leading to the upper floors. The direct access would allow access to the ground floor which is proposed to be used as an ice cream shop. The applicant has confirmed that the current shop entrance may be a hindrance to trade and a potential fire risk to occupiers of the upper floors.

The size and design of the new door would match the existing door opening within the ground floor front elevation.

The main issues to consider are:

- The impact on the building and the conservation area
- Amenity
- Access

### Impact on the building and the conservation area

No's 35-38 Great Russell Street have a strong classical influence in terms of their design and detailing. The windows facing Great Russell Street are grouped in threes and there is strong horizontal and vertical banding. This horizontal banding is strengthened by the horizontal lines between the building blocks at ground, first and second floor level as well as the cornice between ground and first floor level. Other key elements on the ground floor especially at no 36 are the keystones above the two large sash windows and the entrance door. The fenestration pattern at nos. 36 and 37 are identical and currently provide a uniform appearance when viewed from the street. The proposal would disrupt the uniformity of the proportions of the ground floor and would create an unbalanced appearance to the building. The overall rhythm of the openings would be lost. This would be considered harmful to the character and appearance of the building and the conservation area and would not be considered acceptable. It must be noted that, historically the ground floor would not have been used as a shop as it does not have a traditional shopfront façade and it is considered more appropriate to retain the existing entrance as the main access to the building.

### Amenity

The proposal would not have an adverse impact on the amenity of the adjoining residents in terms of loss of light or overlooking and would be considered acceptable.

### Access

The existing access to the building is via a raised step. The proposal would incorporate a similar stepped access. This would not be accessible to disabled persons limiting access for all. Historically these buildings would have a stepped door entrance and it would not be considered appropriate to introduce a new access with an entrance door that is flush with the pavement.

### Other matters

A planning application was recently approved for a new entrance door at no. 41 Great Russell Street that lies to the east of the application site in the adjoining block. The proposal was slightly different from this scheme as the door opening was handed in terms of its location to the existing door and was considered to retain the overall rhythm of the openings and would not detract from the character and appearance of the conservation area.

### Conclusion

Refuse

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