

Delegated Report		Analysis sheet		Expiry Date:		24/07/2007	
		N/A		Consultation Expiry Date:		06/07/2007	
Officer				Application Number(s)			
Mary Samuel				2007/2644/P			
Application Address				Drawing Numbers			
85B Fleet Road London NW3 2QY				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Alterations to the front facade including the application of render to the brickwork, installation of new entrance door and enlarged window openings at ground and first floor level and installation of new rooflight with upstand all in connection with existing restaurant (Class A3).</p>							
Recommendation(s):		Grant conditional permission					
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:		<p>A site notice was displayed from 15/06/07 to 06/07/07.</p> <p>Adjoining owners/occupiers No reply to date.</p>					
Local groups comments:		No reply to date.					

Site Description

Two storey brick building with tiled, pitched roof dating from the 1980s, used as a restaurant (Class A3), on the south side of Fleet Road, close to its junction with Pond Street and Constantine Road. There are no planning controls on the number of covers within the restaurant (see below).

Relevant History

840719 - Planning permission granted at appeal on 02.12.85 for change of use from delicatessen to wine bar/restaurant (85B) and from restaurant to café/deli (85A) with ancillary uses at first floor level. No conditions imposed restricting number of covers in the restaurant.

Relevant policies

RUDP (2006): S1, S2, B1, B3 and SD6.

CPG (2006): Advice on alterations to buildings

Assessment

The proposal is to remodel the front elevation as part of extensive refurbishment of the restaurant both internally and externally. The external works include rendering of the brickwork and altering the fenestration by enlarging the openings, changing their design and also adding a new roof light with upstand on the roof ridge.

Main issues: impact on the appearance of the building and the street scene and impact on the amenity of neighbours.

Assessment: The existing building is a modest structure erected some 25 years ago, in dark brown brick, concrete roof tiles and over-subdivided painted timber windows. It is considered to be of limited architectural merit. Alterations over the years have left their mark on the building and its appearance is now unrelated to the new development (the Panoramic) wrapping around this and a couple of single storey structures on the junction of Fleet Road, Constantine Road and Pond Street.

It is considered that the proposal to render the building will make a positive contribution to the appearance of the building by masking blemishes of old installations of various signs, lighting, security devices, etc. on the elevation and allowing painting in a more compatible colour to its surroundings.

The proposed new windows will be of painted timber frames with fixed, single glazed sections and a solid vent to the side, to create a less busy façade on this small building. The main entrance to the restaurant and the service entrance will be treated differently to confirm the secondary nature of the service entrance.

An existing flat section between the front and rear roof slopes is proposed to be replaced with a roof light, to provide additional light to the restaurant and assist natural ventilation. This will not be visible from the street apart from a small up-stand, which will run the full length of the roof to give a uniform ridge line.

The proposed external alterations to the building will give the building a contemporary appearance and are considered to improve the street scene. They are therefore acceptable in design terms.

The amenity of neighbours is unlikely to be affected as a result of the alterations to the building with the exception of possible nuisance to surrounding windows from noise emanating from the proposed roof light if this is open late at night. A condition is suggested that this will remain shut between the hours of 22.00 and 08.00.

The proposal also shows that the existing extract from the first floor kitchen is to be replaced, but no information was submitted about its appearance and the noise levels when this is in operation. An informative is recommended to advise the applicants, that unless the replacement is like for like with the existing extract, a planning application must be submitted showing both the appearance of the new extract and providing an acoustic report to assess the impact of noise from this to neighbouring buildings. **Approval is recommended**

