

Delegated Report		Analysis sheet		Expiry Date:	11/06/2007		
		N/A / attached		Consultation Expiry Date:	22/05/2007		
Officer			Application Number(s)				
Elaine Quigley			2007/0704/P				
Application Address			Drawing Numbers				
21 Stacey Street London WC2H 8DG							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Part demolition of existing store and erection of single storey extension for disabled toilet and replacement store wall fronting New Compton Street elevation of existing community centre.							
Recommendation(s):		To grant planning permission subject to conditions					
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	02	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No letters of objection received as a result of the display of a site notice (expired 18/05/2007)					
CAAC/Local groups* comments: *Please Specify		Denmark Street CAAC No comments Covent Garden Community Association No comments					

Site Description

The site is located on the junction of New Compton Street to the southeast, Stacey Street to the west and St Giles Passage to the northeast and comprises the Phoenix Community Garden that is a public urban garden area. There are two structures within the garden that form an office and store and two smaller store areas. The external brick walls of these structures form part of the boundary of the site that extends between 2.9m to 3.3m in height. The remainder of the boundary is made up of dwarf brick wall with decorative metal fencing panels. To the south of the site lies the former Saville Theatre that is now the Soho Curzon Cinema that is a Grade II Listed Building. To the east and west lies residential block of flats (Pendral House and Alcazar respectively).

The site is designated as a public open space area (no. 84 in the UDP) and a Site of Nature Conservation Importance (Local) (SNCI (L)). It is also located within the Denmark Street Conservation Area.

Relevant History

8900585

Planning permission was granted on 17/05/1990 for the continued use as permanent public open space.

9501303

Planning permission was granted on 24/07/1995 for the continued use as a permanent open space.

P9600254

Planning permission was granted on 24/05/1996 for the erection of new railings and gate to enclose part of Phoenix Community Gardens.

PS9804185

Planning permission was granted on 17/04/1998 for the erection of new fencing to boundary walls on New Compton Street and Phoenix Street, the application of mosaic work to walls on the street corner and the installation of security lighting within the gardens.

PSX0304181

Planning permission was granted on 28/04/2003 for the removal of the existing timber hoarding and the replacement of a concrete dwarf wall with a low brick dwarf wall together with the installation of traditional style railings along the boundary with Flitcroft and Stacey Streets, together with the installation of new gates within the existing modern railings in matching style.

Relevant policies

Adopted Unitary Development Plan 2006

B1 'General design principles', B3 'Alterations and extensions', B7 'Conservation areas', N2 'Protecting open space'.

Camden Planning Guidance 2006

'Conservation areas', 'Extensions, alterations and conservatories', 'Public open space'.

Assessment

Planning permission is sought for the part demolition of existing store and erection of single storey extension for disabled toilet and replacement store wall fronting New Compton Street elevation of existing community centre. The disabled toilet building would be attached to the existing office and store building. It would provide 4.4 sq.m of additional floor space. One of the smaller open store area enclosures would be reduced from 3m in length to 1.6m in length. The elevation of the disabled toilet facing New Compton Street would measure 3.3m in height and would be constructed using the same brickwork to match the existing office building. The roof would be flat and would be constructed using felt. A new timber framed window opening would be installed facing into the garden area.

The proposal would provide improved facilities for users and staff many of which are volunteers. Access to the disabled toilet would only be possible through the existing office building that is manned by members of staff during the opening hours of the garden. This is to maintain the level of security to the buildings.

The main issues to consider are:

- Principle of the erection of new structure within a designated Open Space area
- The impact of the proposal on the character and appearance of the conservation area
- Accessibility

Principle of the erection of a new structure within designated Open Space area

The proposal would provide a disabled toilet facility for the community garden. It would result in 4.4 sq.m of additional floor space. The proposal would provide an essential facility associated with the use of the garden for members of the staff and users of the garden. The structure would be small in terms of its scale and is located in an area where there are existing structures. It would not detract from the openness of the open space and would be considered acceptable.

Character and appearance of the conservation area

The proposal would result in the removal of an existing solid gate. The proposed extension would match the height of the adjoining existing office building (3.3m in height) and would be similar in terms of its appearance from the street. It would extend 2.5m in width. The visual change to the street elevation would be minimal and would not be considered harmful to the conservation area and would be considered acceptable.

Accessibility

The Council's Access Officer has advised that the internal layout of the WC is controlled by Building Regulations and any alteration to this would not affect any planning permission.

Conclusion

The proposal would be considered acceptable in terms of the principle of the erection of a new structure within a designated open space area and its impact on the character and appearance of the conservation area and would be recommended for approval.