

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/03/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/03/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Tom Webster				2007/0404/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Ground Floor 174 High Holborn London WC1V 7AA				Site Location Plan 123.001; 123.01 - 05			
<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 disabled entrance to facilitate an internal ramp to existing shopfront.							
<b>Recommendation(s):</b>		Approval					
<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	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was posted on the 8/02/2007, and the consultation period expired on the 01/03/2007.No objections were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site contains a large 4 storey mixed use building that is centrally located on the High Holborn. The ground floor is used for retail (Class A1), and the upper floors are used as commercial office space (Class B1). The building is notable for its glass clad frontage.

## Relevant History

None relevant.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Adopted Unitary Development Plan 2006

**S1 Strategic policies**

**SD6 Amenity for occupiers and neighbours**

**B1 General design principles**

**B3 Alterations and extensions**

**B4A Shopfronts**

Camden Planning Guidance (Adopted December 2006)

**Access for all**

**Shopfronts**

## **Assessment**

The application seeks planning permission for the installation of a new disabled entrance associated with an internal ramp to an existing shopfront. Essentially, the only external change is the installation of a new glazed entrance door. The proposed ramp is internal, and as such does not require planning permission.

The principle issues to consider are:

### **The impact of the proposed door on the character and appearance of the building and the surrounding area**

The ground floor of 174 High Holborn is used for retail (Class A1 Use), and its entire façade is glazed advertising the shops name (Aveda) in the form of grey powder coated metal frame behind the glass. There is currently one entrance on the west side of the frontage. It is a recessed doorway. What is proposed here would respect and blend with the character of the existing frontage; the doorway would not be recessed and so the building line of the glazed frontage would be unaltered, and would meet community safety objectives. The new door would be DDA compliant, and the use of the glazing is considered contextually acceptable.

### **Conclusion**

The proposed door is considered to be acceptable in terms of its design, and as such, the scheme would reflect the character of the area and the building itself. Therefore, the proposal complies fully with the relevant policies of the Adopted UDP (June 2006), and is accordingly recommended for approval.

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