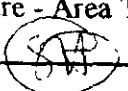
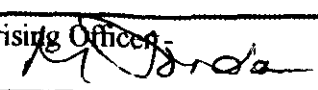


LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- J. Davies	Application Number(s):- D59804962
Application Address 119 Shaftesbury Avenue W1D 5EJ	Drawing Numbers 59.3/001 and 003
Signature - Area Team:- 	Signature Authorising Officer:- 

SITE DESCRIPTION:- This site comprises the ground floor frontage retail units which are adjacent with office units to the rear of Shaftesbury Avenue.	
PROPOSAL:- Alterations to the ground floor frontage comprising the replacement of the existing shopfront at 119 Shaftesbury Avenue to be a new and the provision of a new shopfront and entrance to the upper part of No 119.	
RELEVANT HISTORY:- 2007 - Refused for removal of both shopfronts and their replacement by single entrance and shopfront. 2008 - Plan appeal for use of premises as a restaurant (failed with 11/24 Cambridge (2nd of 56-58 Chancery Lane)).	
RELEVANT POLICIES:- Borough Plan - C10 - conservation areas C11 - prime shopping areas UDP - C11 - prime shopping areas Others - E11 - conservation areas	
CONSULTATIONS:- Adjoining Occupiers Number Notified 6 CAAC/Local Groups Comments - Shaftesbury CAAC - no objections, no request for further information, attached aerial and street photos showing the existing shopfront.	

LONDON BOROUGH OF CAMDEN

PLANNING ACTS

19 NOV 1998

RECOMMENDATION AGREED

ON BEHALF OF THE COUNCIL

ASSESSMENT:-

There are two shopfronts here. No. 117 is of poor quality & was probably installed in the 1970s. No. 119 is original, but also provides ^{access} ~~access~~ to 1st & upper floors. Proposals were to provide separate access to upper floors at no. 119 & solution to loss ~~of~~ ^{alteration of} this shopfront is to remove or relocate it to No 117 and put new ~~shopfront~~ shopfront on No 119.

This is a satisfactory solution while meets need for sep. access to upper floors and new/satisfactory shopfronts. Proposed works comply with relevant.

Recommend. Approval.

RECOMMENDATION:-

~~Refuse for the following reasons:-~~

Approve subject to the following conditions:-

Conditions/Reasons for Refusal:-

1. Detailed survey drawings, including sections and photographs of the existing shopfront at No 119 shall be submitted to the Council for its records before any alteration works are commenced.
2. All parts of the existing shopfront at No 119 shall be carefully removed and re-installed at No 117 unless otherwise agreed in writing by the Council.

Reasons for Conditions:-

- 1 & 2. In order that the Council may be satisfied that the relocated shopfront is satisfactory in terms of its appearance and detailed design.

Informatives:-

You are advised that separate approval is required for illuminated signs displayed on the premises under the Town & Country Planning

(Control of Advertisement) Regulations 1992 (as amended)

CODING SHEET

Area Team: (S) / NE / NW

Reg.No. : P 59834962

Address: 117-119 Shaftesbury Avenue, WC2

PRE REG: (Y) / N

Date of App: 7/10 Date Rec: 12/10

Copy

Application Type: TPFU

INCOMPLETE Y/N Reason(s):

COMPLETE (Formal Registration):

Date Reg: 12/10

Level of Decision: (D) / P

Case Officer:

Site Notice: (Y) / (N)

Press Advt: (Y) / (N)

Departure: Y / (N)

Weekly List Date: (as date inputted) ✓

FEE SCREEN: Payment Type: (CHEQ) / CASH Payer: AGNT / APPL / OTHR

Total Amount Req.: 95

Date Received: 12/10

Total Amount Rec.: 95

Receipt No.: P 0734295

AGENT: See application form for details ✓

APPLICANT: Type: PR See application form for details ✓

LOCATION: See application form for details

Case File P13/30X/A

CA Area:

BLO

Ward:

BLO

PROPOSED DEVELOPMENT: See application form for details ✓

Proposal (if not as on application form see below or over) ✓

Alter/extend:

(Y) / N

New Building involved: Y / (N)

Public Right of Way

(Y) / N

Demo.ind:

Y / (N)

Site Area =

Sq.m

Newspaper:

CAMJ

DOE Code:

MIRD

ADVERT DETAILS: Newspaper Date: (as date inputted) (D)

Related Appl No. ~~12/10/10~~ Cert Type: S 66A Cert Present (Y) / N

App.Signed (Y) / N

No of Plans Req:

11

No.of Plans Rec: 11

LISTED BUILDING CODES:

I

II

II*

NEIGHBOURS LETTERS:

Y / (N)

STANDARD CONSULTEES:

Y / N

COMMENTS:

NEIGHBOURHOOD CONSULTATIONS

ADDRESSES

E/r K

Total sent:

Date sent: / /

Replies due by: / /

STANDARD CONSULTATIONS

EXTERNAL:

Tick
[X] *Donkey*

Date sent

19 / 10 / 98

INTERNAL:

Tick

[] Env. Health

Date sent

/ /

[]

/ /

[] Traffic (ITRA)

/ /

[]

/ /

[] Forward Plan (IFPP)

/ /

[]

/ /

[X] C2

19 / 10 / 98

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Date ALL consultations complete by: 19 / 11 / 98