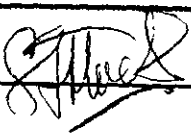


LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <u>John Davies</u>	Application Number(s):- <u>PS9804246</u>
Application Address <u>117-119 Shaftesbury Avenue</u> <u>WC2.</u>	Drawing Numbers <u>A 1417/D, 1417/S, 627.</u> 17 JUL 1998 RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL
Signature - Area Team:- 	Signature Authorising Officer:

SITE DESCRIPTION:-

Premises comprise two ground floor former retail units, which are vacant with office uses over.

PROPOSAL:- The installation of new shopfronts.

RELEVANT HISTORY:-

PP granted an appeal for use of premises as a restaurant (together with nos. 24 Cambridge Circus and 84-86 Chancery Cross Road). (25/11/96)

RELEVANT POLICIES:-

Borough Plan: UD18 - conservation areas
 UD19 - protect shopfronts in CAs
 UDP - EN38 - shopfronts in Conservation Areas.
 Others - EN33 - conservation areas

CONSULTATIONS:-

Adjoining Occupiers	Number Notified	No. of Responses	No. of Objections
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CAAC/Local Groups Comments:-

CGCA - Object to design.
 BCAC - Object to design.
 C+D - wish to see shopfront retained + refurbished.

Summary of Consultation Response -

ASSESSMENT:-

The existing shopfronts are mixed in quality. No. 117 has a large glazed frontage with a door to the side, a tiled stallriser + fascia + sub-fascia boards. It is considered to be poor and a suitable replacement could enhance its appearance. No. 119, on the other hand, appears to be original comprising a painted timber frame with central entrance (recessed). It is considered that this still contributes to the CA + should be retained.

The proposed shopfronts appear to be poorly proportioned + the drawings lack detail sufficient for Officers to be convinced that they would enhance the CA. On the contrary it is considered that the loss of the shopfront at No. 119 + the proposed shopfronts would detract from the building and the character and appearance of the CA.

RECOMMENDATION:-

Refuse for the following reasons:-

~~Approve subject to the following conditions:-~~

Conditions/Reasons for Refusal :-

The proposed shopfronts, by reason of their design and appearance, would detract from the appearance of the building and the character and appearance of the Conservation Area contrary to policies EN33 and EN38 in the draft Camden Unitary Development Plan.

Reasons for Conditions:-

policies UD18 and UD19 in The Camden Borough Plan (1987) and...

Informatives:-

File Note:

Called agent's office & left
message that removal of

shopfront not acceptable.

Loss of traditional, original
self in a C.A. Replacement

shopfront v. poor.

with colleague

left this message
& asked to leave
msg. Weber to call re

J.D.

3/13