

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/11/2006	
				<b>Consultation Expiry Date:</b>		09/10/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2006/3814/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
27-29 Endell Street London WC2H 9BA							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Erection of new fabric canopy over the entrance to an existing restaurant (class A3).							
<b>Recommendation(s):</b>		Refuse planning permission					
<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
<b>Summary of consultation responses:</b>		Site notice displayed					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Covent Garden CAAC</u> <u>Object</u> Canopy should not project onto highway.  <u>Covent Garden Community Association</u> <u>Object</u> Will cause obstruction on this very narrow pavement. Do not see need to further encourage crime and this will attract dealers etc. to seek cover, at a time when in this street we are trying to design out crime we think this is opposite to the needs of the community. Sheltering seems highly unsuitable in a conservation area.					

### Site Description

Restaurant/ club on the south side of Endell Street facing the 'T' junction where Endell Street and Betterton Street meet. The Cross Keys public house (No. 31) is grade II listed.  
Within the Seven Dials (Covent Garden) Conservation Area.

### Relevant History

None

### 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.

Replacement UDP SD1C; B1; B3; B4A; B7; T12

SPG canopies and blinds 2.9.14; Streetscape Design Manual

Seven Dials (Covent Garden) C.A.Statement

## Assessment

Proposed is a new fabric canopy supported at the outer edge by a pole at each corner. The canopy would extend out 1.5m. from the face of the building, it would be semi-circular in appearance, and be 1m. at the highest point. The poles would be fixed into the pavement 1.5m. from the restaurant entrance, leaving 0.5m. width of pavement without obstruction. This is already an extremely cluttered area. Approaching the restaurant from the south there is a traffic sign on the edge of the pavement, the restaurant displays an 'A' board outside and plants either side of the doorway, a bollard has been placed on the edge of the pavement just beyond the restaurant and beyond that is a considerable amount of planting (including 2 trees) and tables and chairs all associated with the Cross Keys public house.

It is considered that the canopy with supporting poles would add to the visual clutter that already exists here. It would therefore be contrary to replacement UDP policy B1 that states that development should respect site and setting. For compliance with B1 development should improve the attractiveness of an area not harm its appearance or amenity.

The resulting visual clutter would harm the character and appearance of the Conservation Area contrary to policy B7.

SPG advises that retractable blinds are preferred. Fixed canopies are generally unacceptable in conservation areas due to their bulk and resulting visual clutter.

The structure would also fail to comply with policy B4A that states that the Council will only grant planning permission for new canopies and other features where the impact on public safety has been considered and found acceptable. Policy B1 also states that development should be safe for all, and the policy justification declares that safety and security are important aspects of design. It is considered that the supporting poles would present an additional hazard to pedestrians especially if visually impaired, elderly or disabled. Policy SD1C states that the Council expects development to be designed to improve access and TR12 refers to development in the highway, specifically criterion (h) relates to the needs to highway users, including people with mobility difficulties and (i) the need for physical segregation between highway users. The supporting structures in this position will create difficulties for people negotiating this space, and are therefore considered unacceptable.

Text spelling the name of the establishment would be displayed above the canopy. An application for ad. consent has been submitted.