

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/10/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		04/10/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Marilet Swanepoel				2006/3851/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
92 Chancery Lane London WC2A 1DT							
<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>							
Installation of a new shop front, replacement of existing lean-to structure to the rear ground floor level with a new single storey extension to the existing retail shop (Class A1) at ground and basement levels, and extension of existing rear roof addition at 4th floor level of the existing office (Class B1) use.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site Notice displayed: 13.09.06 – 04.10.06  No comments received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Strand CAAC:</u> <i>Objected</i> to the raising of 1 <sup>st</sup> floor level as it would be visible from the outside and would alter the proportions of the façade.  <i>The raising of the 1<sup>st</sup> floor level would not affect the external appearance of the building.</i>					

## Site Description

The 5-storey building is located on the western side of Chancery Lane. The ground and basement are in A1 retail use and the upper floor in B1 office use. The application relates to the flat roof. The building is not a listed building but is located within the Strand CA.

## Relevant History

No relevant planning history

## Relevant policies

### Replacement UDP 2006

S1 & S2 Sustainable development  
B1 General design principles  
B3 Alterations and extensions  
B4 Shopfronts, adverts and signs  
B7 CA

### SPG 2002

2.9 Shopfront

### SPG (Draft Consultation 2006)

Pg. 209 Shopfronts

## Assessment

Planning permission is sought for the installation of a new shopfront, replacement of existing lean-to structure at rear ground floor level with a brick extension, and extension of existing roof addition at 4<sup>th</sup> floor level.

*The original scheme included a replacement shopfront to match the detailing of the adjoining shopfront of Nos. 93-94 Chancery Lane. The drawings were revised in order to retain the existing stallriser and to omit the transom which lined up with the neighbouring shopfront.*

The new shopfront would result in the loss of the existing recessed entrance with roller shutter. The recessed entrance gives access to the shop unit at ground floor level and to a passageway which leads to the rear courtyard and to the existing office floorspace above the shop. The wall between the passageway and the shop unit would be removed and the existing lean-to structure over the passageway would be replaced by a brick extension with a flat roof. The access to the upper floors would be relocated to the side of the shopfront at No. 93-94 Chancery Lane. The extension of the existing roof addition at 4<sup>th</sup> floor level would form a stair enclosure for the existing office floorspace.

The loss of the existing recessed entrance is not ideal, however, the replacement shopfront would involve the removal of the existing roller shutter box with steel supports and it would improve community safety. The proposed new shopfront would retain part of the existing stallriser which will be matched on the other side of a new central door. The existing main fascia level and console brackets, pilasters and pedestals would not be altered. The replacement shopfront is considered to be sympathetic in design, proportion and materials of the parent building and the adjoining buildings within the CA. The loss of the recess is not considered to result in demonstrable harm to the appearance of the existing building or the character and appearance of the streetscene.

The replacement of the existing lean-to structure to the rear at ground floor level does not raise any objection. The new extension would be of similar footprint and it would not be visible from the public realm. Therefore, it is not considered to have any significant impact on either the appearance of the building or the character and appearance of the CA.

Similarly, the extension at roof level would not be visible from the CA and therefore, would not have any significant impact on the townscape. There are no nearby windows that will be affected and as such, no objection is raised in terms of amenities.

The proposed materials brick, lead and slate hanging tiles to match the existing are considered acceptable.

The proposed alterations are considered to comply with policy, and according, it is recommended for approval.

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