

Delegated Report Members' briefing		Analysis sheet		Expiry Date:	28/09/2006
				Consultation Expiry Date:	01/09/2006
Officer			Application Number(s)		
Jenny Fisher			2006/3302/P		
Application Address			Drawing Numbers		
68 Tottenham Court Road London W1T 2BB					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:	
Proposal(s)					
The installation of a new ground floor frontage and entrance to a place of worship (use class D1)					
Recommendation(s):		1. Grant planning permission with conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:						
CAAC/Local groups* comments: *Please Specify	<p><u>The Charlotte Street Association</u> Objection to the ground floor frontage proposed. During the present building work on site, the existing fascia was recently removed; and a large stone arch (for the full width of the ground floor) was revealed; but, within the last week, it has again been covered up by temporary plywood. The stone arch is very much part of the original Edwardian front façade of this building, and would originally have been revealed with a shop front set within it. As this is within the Charlotte Street Conservation Area, the opportunity should be taken so that any new proposed frontage (shop front) is designed to once again reveal the stone arch, and with the new shop front and fascia set within it. Not only would this enhance the existing building, but also be in keeping with the neighbouring building.</p> <p><u>Charlotte Street CAAC</u> Removal of the existing fascia has revealed a fine stone arched full width opening, contemporary with the design of this handsome building. Any new shop front should be within the arch and be designed accordingly.</p> <p><u>Officer comment</u> Modern shop fronts installed either side of the application premises. one has been installed within a listed building. What is proposed is not very different in design from the shop front that would be replaced and the design is considered acceptable. Therefore it is considered that it would be unreasonable to require the applicant to reveal an original arch and install a historic shop front here, particularly as there is no objection to the shop front design proposed. It should be noted that although the stone arch would not be revealed if the current application is approved, it would not be lost.</p>					

Site Description

The Church of Scientology occupies a building within a terrace located on the west side of Tottenham Court Road facing Chenies Street. It comprises a building with a basement, ground, and 5 floors over fronting Tottenham Court Road and an annex to the rear linked to the main building at basement and ground floor level with a small gap between the two at first and second floor levels. Entrance into the building is via a door way to the side of the ground floor shop front.

The building is situated within the Charlotte Street Conservation Area and is currently undergoing extensive refurbishment.

Immediately adjacent, (65 –67 Tottenham Court Road) is a grade 11 listed building.

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; B4A; B6; B7

SPG 2.9 shop fronts

Charlotte Street Conservation Area Statement

Assessment

The previous aluminium framed shop front has been removed as part of the extensive refurbishment of the building currently in progress.

Proposed is a shop front with a frame and stall risers in bronze anodised aluminium and clear glazing. The fascia board would be same size as existing but fitted within a timber frame. A bronze frieze pattern to match the existing leaf pattern of the stone frieze at the top of the fascia panel would be applied to the lower edge of the panel.

SPG states that shop front alterations should be sympathetic in proportion, design and materials to the building itself and to adjoining buildings. Although more traditional materials such as timber are encouraged in conservation areas, SPG advises that more contemporary materials such as colour coated steel, aluminium and bronze instead of timber may be appropriate in some circumstances.

It is considered that the proposed shop front would comply with B4 the merits of existing architectural features, including a stone arch revealed following the removal of the previous shop front, and materials proposed have been considered. The general characteristics of shop fronts in the area has also been considered. Contemporary shop fronts are encouraged in appropriate locations. The quality of the shop front frame and stall risers proposed is acceptable and it is considered that in this Tottenham Court Road location the contemporary shop front is appropriate.

Entrance into the shop would be level with the pavement for ease of access.

The roller shutter would be fitted inside the shop.

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