

Delegated Report		Analysis sheet		Expiry Date:		14/07/2014	
		N/A		Consultation Expiry Date:		09/06/2014	
Officer				Application Number(s)			
Tessa Craig				2014/2684/P			
Application Address				Drawing Numbers			
245 Gray's Inn Road London WC1X 8QY				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of bay window, glazed entrance doors and signage to front elevation, and enlarged rooflights to 1st floor flat roof.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	27	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Twenty-seven neighbours were notified of the proposal. No responses have been received.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC- no comments received.					

Site Description

The property is a three storey terrace building located on the west side of Gray's Inn Road. The property includes a ground floor commercial use, which the shopfront changes subject of this application relate to.

The property is not listed, but lies within the Bloomsbury Conservation Area.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG 1 – Design

CPG 6 – Amenity

Assessment

Proposal

Planning permission is sought for shopfront changes including removal of an arch above the doorway, alterations to the cornice to have a uniform height across the width of the shop, a new shop front door and surround and the insertion of a protruding glass box window. The proposal has been revised since its original submission to have an even level across the cornice, rather than a stepped level as was originally proposed.

Assessment

Design and Conservation Area

Development Policy DP24 seeks development of the highest standards of design and expects consideration of character and proportions of the existing building for proposed extensions. In order for the character of conservation area to be maintained, DP25 states only development that preserves and enhances character and appearance of the area, should be permitted.

CPG 1 Design Guidance states shopfront alterations should respect the design, materials, colour and architectural features of the shopfront and building itself. The proposed changes are considered to improve the shopfront appearance by unify the cornice feature across the whole width of the shopfront and creating a relationship between the shop door and glass box window. The materials and colour and sympathetic to the host building and the proposal is considered acceptable in terms of design.

Recommendation

Grant planning permission.