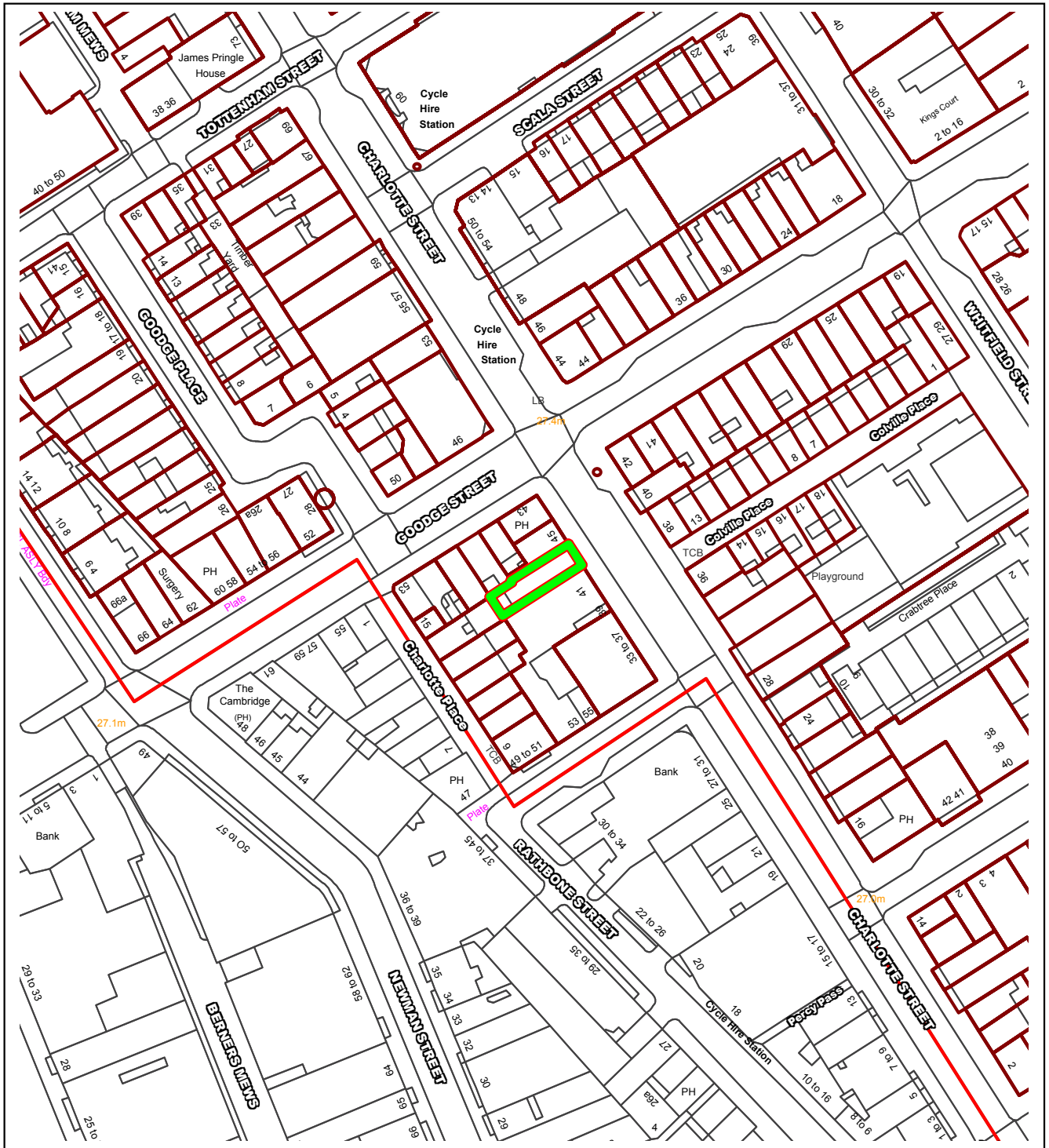


# 2014/3803 - 43 Charlotte Street:





<b>Delegated Report</b> (Member's Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/08/2014	
		N/A		<b>Consultation Expiry Date:</b>		11/09/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/3803/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
43 Charlotte Street London W1T 1RS				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of replacement shopfront, canopy and x3 external light fittings to fascia sign.							
<b>Recommendation(s):</b>		Grant conditional 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	<b>12</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice displayed from 21/08/2014 – 11/09/2014 Site Notice displayed from 15/08/2014 – 05/09/2014  No responses received.					
<b>CAAC/Local groups comments:</b>		<u>Charlotte Street CAAC</u> made no comments.  <u>The Charlotte Street Association</u> have objected on the basis of: 1) Location of light fittings due to likely damage to existing wall tiles. 2) Fully opening windows, due to noise they may cause to residents. <b>Officers' Response:</b> 1) The impact of the light fittings on the design of the wall tiles is considered to be negligible and as such does not warrant a reason for refusal. 2) As the area is already located on a main street, the increase in noise is considered to be insubstantial and also does not warrant a reason for refusal.					

### Site Description

The site consists of a five storey terraced building located on the west side of Charlotte Street. The ground floor consists of an A1 use and the floors above are used for both B1 and C3 uses. The site is in the Charlotte Street Conservation Area and is noted as a positive contributor according to the

## Relevant History

### Application site

**2010/4537/P** - Installation of replacement shopfront at ground floor level. – **Granted 13/10/2010** (2 Neals Yard)

### 45 Charlotte Street

**2012/0109/P** - Installation of new shopfront to existing retail unit (Class A1) **Allowed on appeal 21/01/2013**

## Relevant policies

### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and Vibration

### **Camden Planning Guidance**

CPG1 Design (2013)

CPG 6 Amenity (2011)

### **Charlotte Street Conservation Area Appraisal and Management Strategy (2008)**

### **NPPF (2012)**

### **London Plan (2011)**

## Assessment

### **1.0 Proposal:**

Planning permission is sought for a replacement shopfront canopy and new light fittings at fascia level. The new shopfront would be contained within the framework for the existing shopfront but with a new configuration. The entrance door and ramp would now be positioned in the centre and be flanked on either side by 0.7m high solid wood painted stallrisers with fold back wooden framed glass panels above with each divided into three sections. The new entrance door would also be wooden framed and would contain a single glass panel.

### **2.0 Amendments:**

The original awning was going to be wider than the fascia, however, it was considered more appropriate for the awning to be in line with the fascia.

### **3.0 Design:**

3.1 CPG1 paragraph 7.11 states:

- Historic, locally distinctive or characteristic shopfronts which contribute to the townscape should be retained. In some cases the reinstatement of missing features will be encouraged.
- New shopfronts should be designed as part of the whole building and should sensitively relate to the scale, proportions and architectural style of the building and surrounding facades.

3.2 The proposal would have no detrimental impact on the scale or proportions of the application site or surrounding facades. The proposal is therefore considered to comply with guidance in CPG1 and the Conservation Area Appraisal and Management Strategy for Charlotte Street which states that the Council expects all historic shopfronts to be retained and restored in appropriate manner.

3.3 Furthermore, as the materials used would for the replacement shopfront match those of the

existing, the proposal is in accordance with policy DP25 paragraph 3 which states “where alterations are proposed they should be undertaken in a material of a similar appearance to the existing.” The materials that would be used for the lights are considered to be appropriate to the host building and would not have a detrimental impact on the design of the building or wider conservation area. The shopfront would also include stallrisers.

3.4 Following from this, it is important to note that a retrospective replacement shopfront of a similar design was allowed on appeal in January 2013 at number 45. This shopfront was originally refused permission because the fully openable windows were considered to be unacceptable, however the inspector concluded that the opening resulting from the folded back windows of the proposal would be limited in size and framed by the stallriser, the transome and the frame of the door and that the proposal did not have a harmful effect on the character and appearance of the conservation area or the host building. It is considered that the proposed shopfront at 43 has a design which is much more appropriate for the area and in accordance with CPG1, in particular paragraph 7.12. A fully openable shopfront was also granted planning permission at 2 Neals Yard on 13/10/2010 under the reference number 2010/4537/P.

#### **4.0 Amenity:**

The installation of the shopfront would not lead to any loss of light or any increased noise than what currently exists on site to any neighbouring residential properties. The proposal is therefore in compliance with both CPG6 and policy DP26.

**Recommendation:** Grant planning permission.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 8<sup>th</sup> September 2014. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for ‘Members Briefing’.**

Mr Michael Maan  
Planning Consultant  
69 Wentworth Avenue  
London  
N3 1YN

Application Ref: **2014/3803/P**  
Please ask for: **Sam Watts**  
Telephone: 020 7974 **6552**

1 September 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**43 Charlotte Street**  
**London**  
**W1T 1RS**

# DECISION

Proposal:  
Installation of replacement shopfront, canopy and x3 external light fittings to fascia sign.  
Drawing Nos: Site location plan, H2G007\_30\_00, 32\_00

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, H2G007\_30\_00, 32\_00

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard  
Director of Culture & Environment