

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/09/2014	
		N/A		<b>Consultation Expiry Date:</b>		07/08/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2014/4329/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
58 Goodge Street London W1T 4ND				See draft 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 double glazed timber bi-folding doors and windows as replacement to existing to front elevation.							
<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	11	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		The application was advertised in Ham & High on 17/07/2014 and a site notice was erected on 14/07/2014.					
<b>CAAC comments:</b>		<p><b>Charlotte Street CAAC-</b> object to proposal, stating windows insensitively designed to facilitate opening feature, changing the scale of the windows relative to the shopfront. The overall appearance is similar to a railway carriage. The proposal fails to preserve or enhance the conservation area.</p> <p><u>Officer Comment</u> The proposed windows fit within the existing window space and will relate to the bi-folding doors which replace the existing opening/folding doors. The doors and windows are timber framed. The changes are considered sympathetic to the host building and in character with the streetscene.</p>					

## **Site Description**

The site contains a four storey terraced building located on the north side of Goodge Street, close to its junction with Goodge Place. The site is located in the Charlotte Street Conservation Area and is noted as a positive contributor in the Charlotte Street Conservation Area Appraisal and Management Plan, but is not listed. The subject unit is the ground floor pub. The building is a positive contributor to the conservation area.

## **Relevant History**

8703562- The retention of a new ground floor frontage with folding doors. Granted, 09/12/1987.

2014/1999/A- Advertisement Consent- Display of one internally illuminated fascia sign, one externally illuminated projecting sign and one non-illuminated plaque sign. Granted, 22/05/2014.

## **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

### **Camden Planning Guidance (as amended)**

CPG1 – Design (2013)

CPG6 – Amenity (2011)

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

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for alterations to the shopfront, including replacement of the existing three opening/folding doors in the middle of the shop with two bi-folding doors and replacement of two windows with bi-folding opening windows on either side of the doors. The windows and doors are timber framed and double glazed.

### 2.0 Assessment

#### Design

2.1 Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

2.2 The Charlotte Street conservation area statement identifies inappropriate alterations to existing buildings as an issue which results in detrimental impact on the conservation area. The statement advises development must preserve or enhance the conservation area and that high quality design and high quality execution will be required which respects the existing character, scale and mix of uses.

2.3 CPG1 advises alterations should take into account the character and design of the property, and windows and doors should complement the existing building.

2.4 Generally the Council resists folding/opening doors on restaurants, cafes and pubs as they create a void and can increase disturbance to neighbours. In this case however, the existing pub includes bi-folding doors given permission in 1987, which the proposed doors will fit into. The bi-folding windows are deemed acceptable as the glazing pattern will match the proposed doors and relate to the overall design. The doors and windows are timber framed and overall the scheme is considered acceptable in design terms.

#### 2.3 Amenity

There are no concerns in terms of amenity as the existing doors are folding and the proposal would not alter the current situation, fitting within the existing window and door spaces.

### 3.0 Conclusion

3.1 The proposal is considered acceptable in terms of design and amenity and therefore it is recommended planning permission be granted.

**Recommendation:** Grant conditional permission

**DISCLAIMER: Decision route to be decided by nominated members on Monday 18 August 2014. For further information please click [here](#)**