

58 Goodge Street, W1T 4ND



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Photo 1- Existing shopfront (with doors open)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		01/09/2014	
		N/A		Consultation Expiry Date:		07/08/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4329/P			
Application Address				Drawing Numbers			
58 Goodge Street London W1T 4ND				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of double glazed timber bi-folding doors and windows as replacement to existing to front elevation.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The application was advertised in Ham & High on 17/07/2014 and a site notice was erected on 14/07/2014.					
CAAC comments:		<p>Charlotte Street CAAC- 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](#)

Mr Peter Lang
Mervyn Brown Associates Ltd.
F180 Riverside Business centre
Haldane Place
London SW18 4UQ

Application Ref: **2014/4329/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **4546**

11 August 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
58 Goodge Street
London
W1T 4ND

DECISION

Proposal: Installation of double glazed timber bi-folding doors and windows, as replacement to existing to front elevation.

Drawing Nos: Location Plan, 1437/04 and 1437/05

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 policy 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

1437/05

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