

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/10/2014	
		N/A		<b>Consultation Expiry Date:</b>		18/09/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/5099/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
63 Farringdon Road London EC1M 3JB				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 one glazed door to ground floor of front elevation.							
<b>Recommendation(s):</b>		Refuse planning 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>53</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice displayed from 28/08/2014 – 18/09/2014. Site Notice displayed from 22/08/2014 – 12/09/2014. No responses received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		No response received from Hatton Garden CAAC.					

## **Site Description**

The proposed development is located at 63 Farringdon Road, on the western side of the main roadway. It forms one of a group of 5 storey terraced properties that are in mixed use as offices, retail and residential flats.

## **Relevant History**

**8400948** - Installation of a new shopfront. **Granted 26/06/1984**

## **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)

### **NPPF (2012)**

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

### **Hatton Garden Conservation Area Statement (1999)**

## Assessment

### 1.0 Proposal:

The proposal is for the installation of a single glazed door to the front elevation. The original proposal was for a fully openable shopfront which would lose a stallriser, transom and fanlights. It was therefore suggested to the agent that they should re-think this design. The proposed shopfront now include the stallriser, the transom and the fanlights but has a door to the side elevation.

### 2.0 Design:

2.1 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.

2.2 Whereas the amended shopfront is seen as an improvement on what was originally proposed, the changes proposed are still considered to be to the detriment of a locally and characteristically distinctive shopfront. There are a number of other shops and offices along this façade where the entrance is accessed via a door on the side elevation of the façade and then another door to the right of the entrance door. Whereas the shop itself is not a positive contributor, a number of other nearby shopfronts are, and it is important to maintain the character and appearance of this area.

2.3 Following from this, whereas number 65 currently has a door to the side entrance of the front façade, this shopfront is seen to be out of character with the other nearby shopfronts and should not act as a precedent in this case. The proposed shopfront is not considered to be sensitive to the area in which it is located and as such is contrary to paragraph 5 of DP30.

2.4 Following from this, the Hatton Garden Conservation Area statement and DP30 also state that “where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention.”

2.5 It is therefore considered that the change to the traditional features on the shopfront would detract from the appearance of the small shopping parade and would set an undesirable precedent for further unsympathetic shopfront alterations and the further loss of traditional shopfront features. The proposal is not considered to preserve or enhance the architectural integrity of the host building or the character and appearance of the wider conservation area and is contrary to policies DP24 and DP25 of the LDF.

### 3.0 Amenity:

3.1 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.

**4.0 Recommendation:** Refuse planning permission on design grounds.