

# 38 Goodge Street 2014/6753/P



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Shopfronts on site today



Site & Shopfronts in the past

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>19/12/2014</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	04/12/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Tania Skelli-Yaoz			2014/6753/P 2014/6932/A	
<b>Application Address</b>			<b>Drawing Numbers</b>	
38 Goodge Street London W1T 2QW			See decision notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>P- Alterations to shopfront, new pavement lights, replacement residential entrance and new condenser unit to rear</p> <p>A- Display of externally illuminated fascia lettering, replacement awning and new non-illuminated projecting sign</p>				
<b>Recommendation(s):</b>	<b>Grant planning permission</b> <b>Grant advertisement consent</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b> <b>Display of Advertisement Consent</b>			
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>			
<b>Informatives:</b>				

## Consultations

<b>Adjoining Occupiers:</b>	No. notified <b>45</b>	No. of responses <b>00</b> No. Electronic <b>00</b>	No. of objections <b>00</b>
<b>Summary of consultation responses:</b>	Press notice advertised 13/11-4/12/2014 Site notice displayed 7/11-28/11/2014  No responses received.		
<b>Local groups comments:</b>	<p><b><u>Charlotte Street Association:</u></b> Objection.</p> <p><u>Proposed new air condenser unit at the rear:</u></p> <p>(a). We wish to object to the proposed air-conditioning condenser unit (to serve the barber's shop) in the rear courtyard, because of the likely detrimental noise impact on the 4 residential flats at 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floors, which are Housing Association family flats with children, above the shop. We think that there should be no noise impact from the proposed new condenser unit.</p> <p>(b). In any case, we would ask that there is a <u>Condition limiting the time of the use of the air-conditioning/condenser unit</u>. The application (para 1.3 in the Design &amp; Access Statement) states it will only be used during the barber's shop opening hours - we would suggest Monday to Saturday, daytime hours; and not Sundays and Bank/Public Holiday days.</p> <p>(c). We are not convinced that the accompanying Acoustic Report takes seriously enough the noise impact on the residential flats; and it is not clear what noise impact there will be. The Acoustic Report describes (Section 3: Review of Site Location) the area as: "... <i>predominately of commercial premises, being a mix of offices, retail shops and cafes/licensed properties. However the author understands that upper floor levels above some commercial properties are to residential apartments ...</i>". This is not correct. Yes, this is a mixed-use area but includes substantial residential as part of the mix. In this part of Goodge Street, there are some 50 residential flats in the stretch between Tottenham Court Road and Charlotte Street. The majority of the buildings are residential above the ground floor commercial units. As we say above, No. 38 has 4 flats at 1<sup>st</sup> to 4<sup>th</sup> Floor levels. The Acoustic Report then goes on to say: "... <i>Notwithstanding this, London Borough of Camden Council consider commercial offices to be noise-sensitive ...</i>".</p> <p>(d). The noise from the new condenser unit in the restricted lower-ground floor courtyard, will, from our experience elsewhere in the area, reverberate due to the constricted space &amp; hard surfaces, and then rise easily to the flats above. This rear area also backs onto the rear of the terrace in Scala Street with its 8 houses, many of which are divided into flats. One of the problems is that over the years, too many such noisy units (air-conditioning and extract ducts) have been allowed on various neighbouring buildings in this "back area" between the rear of Goodge Street and the rear Scala Street, so that the residential flats and houses in both these streets are suffering noise over-load from mechanical plant at all hours, very much to the detriment of their residential amenity.</p> <p><u>Proposed shopfront alterations:</u></p> <p>(a). The alterations are to be welcomed, as they are generally in keeping with the character of the Conservation Area and of the original shopfront design (even though it was probably originally a single shopfront); <u>except for</u> the proposal to replace the existing <u>aluminium</u> door to the barber's shop with a new aluminium one instead of in timber. We would ask that this be a <u>timber</u> door to be in keeping with the (refurbished) shopfront and Conservation Area.</p> <p>(b). Although one fascia board serving both the shop units is to be welcomed, the sectional profile of the new fascia board (as shown in the Proposed Section) appears surprisingly bulky and leaning forward, (instead of the traditional flatter, less-thick fascia board).</p> <p>(c). Also, the opportunity should be taken to refurbish or replace the existing street entrance door (which is flush) to the residential flats above, with a door more in character. It is not clear if this existing door is an original (panelled) door with a flush face/surface added.</p> <p><b><u>Officers' comments:</u></b></p> <ul style="list-style-type: none"> <li>- <i>The Acoustic report has been assessed together with the response received from the Charlotte Street Association. The Environmental Health officer finds the proposal to include acoustic isolation acceptable and requires additional details for</i></li> </ul>		

*manufacturers' specs of the AC unit prior to installation and a condition to limit the hours of operation. The Proposal is acceptable in this location.*

- *The replacement door to the barbers' unit is proposed as timber (as originally submitted).*
- *The fascia depth has been revised to be slimmer as per CPG.*
- *The applicant has agreed to refurbish the residential entrance door which contributes to improve the character and appearance of the Conservation Area.*

## Site Description

The application site relates to an existing shopfront divided into 2 units. The units are located on the ground floor of a four storey terraced building on Goodge Street which is set within Charlotte Street Conservation Area. The unit has no special historical significance and the applicant has confirmed that the units have been divided a long time ago. To the right of the units is a residential door with a recess, which leads to the upper floors. There is an access hatch to the basement in the front pavement area.

The existing shopfront part-retained historical features such as 1x console bracket, timber shopfront and no internal lighting to signage. A 1<sup>st</sup> floor level barbers' pole is unaltered.

## Relevant History

**PSX0005443** Planning permission granted on 23/04/2001 for the change of use of the basement from a members social club (within class D2) to a picture frame workshop in association with the retail shop on the ground floor. This is now vacant.

**9480058** Advertisement consent granted 27/01/1995 for the display of internally illuminated projecting sign measuring 760 mm x 304 mm projecting 910 mm and 2.7 m above ground.

## 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
- DP30 - Shopfronts

**Town and Country Planning (Control of Advertisements) (England) Regulations 2007**

**Camden Planning Guidance 2011 (as amended)**

**Charlotte Street Conservation Area Appraisal and Management Guide (adopted 24<sup>th</sup> of July 2008)**

**London Plan 2011**

**NPPF 2012**

## Assessment

### 1 Proposal and Introduction

1.1 It is proposed to alter the frontage of the shopfront, installing a replacement shopfront (barbers' unit only), new awning, new residential entrance, new pavement lights, new rear air-conditioning unit and externally lit signage.

1.2 Amendments have been secured to the original proposal which include:

- re-instalment of 1 console bracket to Barbers' shop side (left)
- reduced depth and height of fascia signage
- lower level (height) of fascia lighting

- re-position of projecting sign to fascia level
- new residential front door, fan light restored and external lighting removed.

1.3 No shutters are proposed to the shopfront; the awning has been confirmed to have no side panels and complies with CPG guidance in terms of height and projection into pavement. The pavement lights are within the curtilage of site.

1.4 The main considerations with this application are design, noise and amenity, as discussed below:

## **2 Design**

2.1 The Barbers' shopfront is proposed to be replaced with a timber frame and as mentioned above, the console bracket re-instated. The shopfront is designed to comply with CPG and includes a stallriser and architectural detailing which is considered in keeping with the period of the building and area.

2.2 The Barbers' shop includes a small recess which is not normally encouraged in the CPG. The proposed recess at 38a (Barbers' unit) is minimal and the design reflects symmetry with the existing recess of the shop at 38b and considered integral within the whole scheme and would enhance the current streetscene. The recess is less than that at the threshold to the upper parts and basement which the applicant states 'does not attract anti-social behaviour or lurking'. The recess is therefore considered acceptable on balance in this case due to the characteristics of the existing divided shopfront and the overall benefits from this application.

2.3 The fascia signage has been amended to be slimmer and lower with external lighting at a lower position above the fascia sign. The projecting sign is located on the Barbers' unit side at fascia level. Overall the advertising is acceptable.

## **3 Noise & Amenity**

3.1 The Acoustic report has been assessed by the Environmental Health officer. It is shown that the background noise levels are 44dBA and the noise from the unit at the nearest noise-sensitive window will be a max of 22dBA, which is well within the limits of being 10dBA below background levels to accord with CPG standards. It was advised that final specification of the Air-Condensing unit has not been submitted, although the unit has been stated to be installed with an acoustic enclosure. The EH officer is therefore satisfied that an AC can be provided on site subject to the enclosure being provided. The details of the unit would have to comply with Camden's noise standards and as such should not result in noise disturbance or other related loss of amenity to local residents, even as close as those at the upper floors.

3.2 In terms of visual amenity and the visual impact on the Conservation Area, the AC unit is proposed within the rear courtyard of the site and will not be visible from the public realm. As such, this part of the proposal is acceptable.

## **4 Summary**

4.1 The proposed shopfront replacement with associated signage and alterations to residential entrance is considered acceptable and will preserve and enhance the character and appearance of the CA.

4.2 The installation of the AC unit is acceptable subject to condition on noise levels.

## **5 Recommendation**

5.1 planning permission and advertisement consent should be granted

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 22<sup>nd</sup> December 2014.  
For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing.'

Mr C Charalambous  
38a Goodge Street  
London  
W1T 2QW

Application Ref: **2014/6753/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

16 December 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**38 Goodge Street**  
**London**  
**W1T 2QW**

# DECISION

Proposal:

Alterations to shopfront, new pavement lights, replacement residential entrance and new air condenser unit to rear

Drawing Nos: Acoustic Report by ACA Acoustics ref. 140808-002A dated Oct 2014, (as existing:) GS-001/01, (as existing and proposed:) GS-003/01, (as proposed:) GS-002/02.

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- Acoustic Report by ACA Acoustics ref. 140808-002A dated Oct 2014, (as existing:) GS-001/01, (as existing and proposed:) GS-003/01, (as proposed:) GS-002/02.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Automatic time clocks shall be fitted to the condenser unit hereby approved, prior to commencement of the use of the unit, to ensure that the unit does not operate between 8pm and 8am Mondays to Saturdays and not on Sundays or Bank holidays. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation in accordance with the recommendations of the Acoustic Report by ACA Acoustics hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

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

Director of Culture & Environment

Mr C Charalambous  
38a Goodge Street  
London  
W1T 2QW

Application Ref: **2014/6932/A**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

15 December 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### Advertisement Consent Granted

Address:  
**38 Goodge Street**  
**London**  
**W1T 2QW**

# DECISION

Proposal:

Display of externally illuminated fascia lettering, replacement awning and new non-illuminated projecting sign

Drawing Nos: (As existing:) GS-001/01, (as existing and proposed:) GS-003/01, (as proposed:) GS-002/02.

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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 in regard to your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment