

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

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	45	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Press notice advertised 13/11-4/12/2014 Site notice displayed 7/11-28/11/2014 No responses received.					
Local groups comments:	<p><u>Charlotte Street Association</u>: Objection.</p> <p>'Further to our recent committee meeting, our Association wishes to:</p> <p>(a). object to the proposed air-conditioning unit at the rear; and</p> <p>(b). comment on the proposed shopfront alterations.</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 1st, 2nd, 3rd and 4th 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 & 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 1st to 4th 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 & 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</p>					

bulky and leaning forward, (instead of the traditional flatter, less-thick fascia board).
(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.

Officers' comments:

- *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 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 CA.*

Site Description

The application site is relates to an existing shopfront devided 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 basment 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 1st 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.

Ads:

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 24th 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 1x AC unit and externally lit signage.

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

- re-installment of 1x 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 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 replacement 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) 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.

3 Noise & Amenity

3.1 The Acoustic report has been assessed by the Environmental Health officer. It was advised that final specification of the Air Condensing unit has not been submitted, however, 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 further details of the AC unit specs to be submitted (via condition) prior to any installation on site. 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 units are 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.

5 Recommendation

- 5.1 Having given consideration to the above assessment it is considered that the proposal generally complies with the relevant Camden Council Core Strategy and Development Policies and guidance, set out above, as well as the Town and Country Planning Advertisement Regulations. It is therefore recommended that planning permission and advertisement consent should be granted subject to conditions for this proposal.

6 CIL n/a

DISCLAIMER

Decision route to be decided by nominated members on Monday the 22nd December 2014. For further information please go to www.camden.gov.uk and search for 'members briefing.'