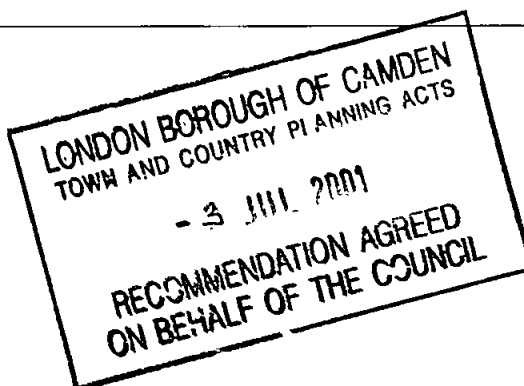


Delegated Report		Analysis sheet MZ	Expiry Date: Cons. Expire:
Officer FAST (Alyson Bradley)		Application Number PSX0104534	
Application Address 80 Cleveland Street, W1		Drawing Numbers 101/LTR/1-04, 101/LTR/1-05A	
PO 3/4	Area Team Signature Susan Foster	C&UD	Authorised Officer Signature
Proposal Replacement of panelling to stall riser.			
Recommendation Approve			
Grant Full Planning Permission subject to conditions (FPC)			
Condition			
1. The panelling should not be painted in any way other than in accordance with the annotation on approved drawing no. 101/LTR/1-05A.			
Reason for condition			
1. To ensure that the external appearance of the building will be satisfactory in accordance with the requirements of policies EN1 and EN14 EN31 if in a CA] of the London Borough of Camden Unitary Development Plan 2000. (DD02)			
Informative			
1) This permission relates to shop front details only and not to the advertisements indicated on the approved drawings as these require advertisement consent. A separate application is receiving consideration in this regard.			
Consultations			
Site notice posted.			
CAAC/Local groups comments			
Fitzrovia/Charlotte St Assocs...			



Site Description

The site is situated on the north eastern side of Cleveland Street within the Bloomsbury Conservation Area. The building comprises 4 levels with the ground floor currently utilised for the purpose of a restaurant.

Relevant History

There is no planning history relevant to this application.

Relevant policies

Unitary Development Plan 2000

EN1 General environmental protection and improvement

EN14 Setting of new development

EN31 Conservation areas character and appearance.

EN34 Shopfronts in conservation areas

Assessment

The proposal is to replace the existing timber plank panelling to the stall-riser with new marine ply boarding with embossed edging. The replacement panelling is considered to be of equal merit to the existing in terms of its design and therefore preserves the character and appearance of the conservation area.