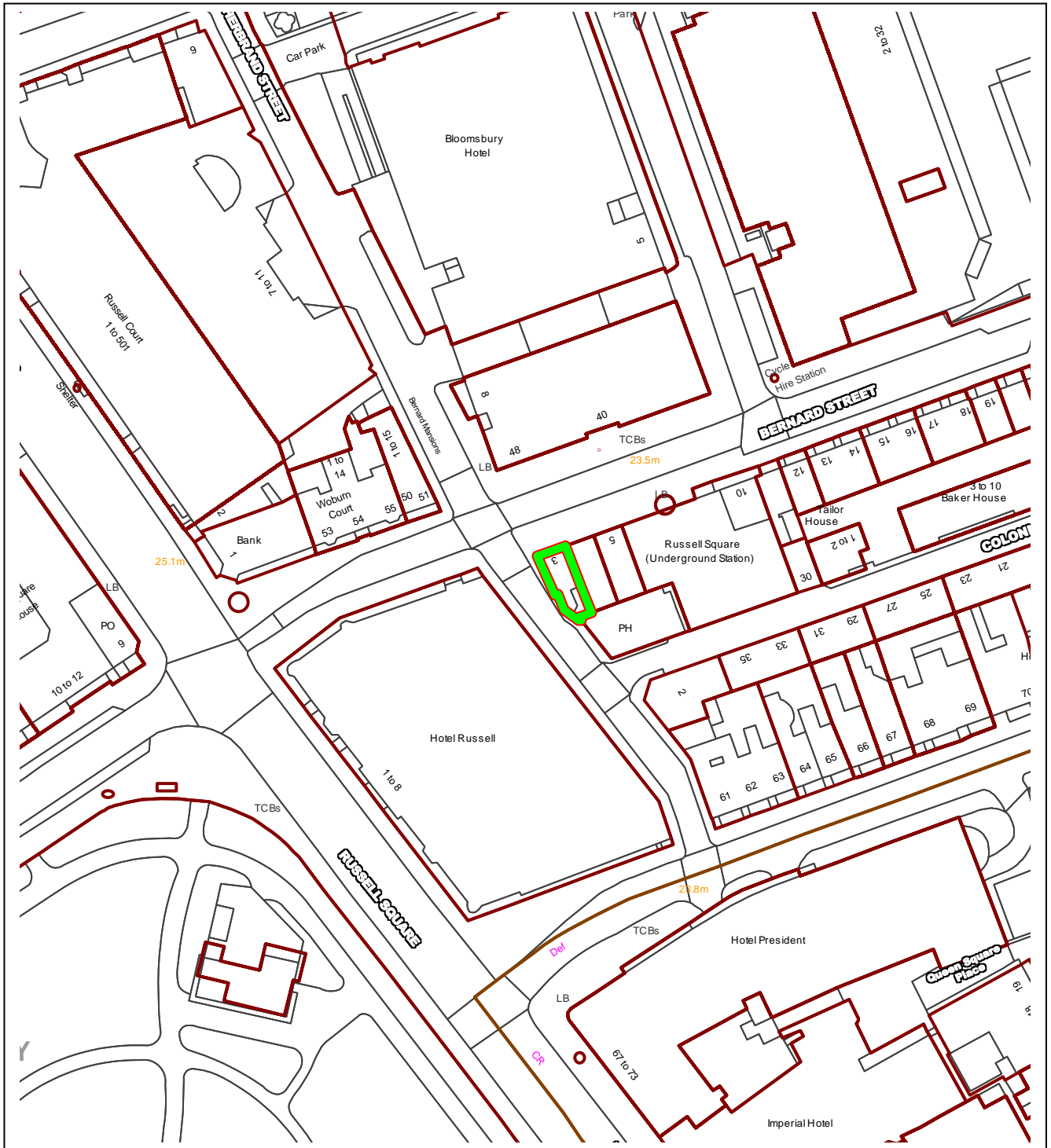


2016/7092/P 3 Bernard Street



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3 Bernard Street, Site Photos



Photo 1 Front Elevation



Photo 2 Upper Front Elevation

3 Bernard Street, Site Photos



Photo 3 Front Elevation



Photo 4 Side Elevation

3 Bernard Street, Site Photos



Photo 5 Adjacent Unit at No. 4



Photo 6 - Units Opposite

3 Bernard Street, Site Photos



Photo 7 Terrace at 3-5 and Russell Square Station



Photo 8 New Shopfront at No. 5

| | | | | |
|--|------------------------------|-----------------------|--------------------------------------|------------|
| Delegated Report (Members Briefing) | | Analysis sheet | Expiry Date: | 22/02/2017 |
| | | N/A / attached | Consultation Expiry Date: | 17/02/2017 |
| Officer | | | Application Number(s) | |
| Robert Lester | | | 2016/7092/P | |
| Application Address | | | Drawing Numbers | |
| 3 Bernard Street London WC1N 1LJ | | | See draft decision | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Installation of a replacement shopfront | | | | |
| 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 | 00 | No. of responses | 00 | No. of objections | 00 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <p>A site notice was erected at the site on the 27/01/2017 and an advert was placed in the local press on the 19/01/2017. The consultation expiry date was the 17/02/2017.</p> <p>No responses were received.</p> | | | | | |
| CAAC/Local groups comments: | <p><u>Marchmont Association - Objection</u></p> <ul style="list-style-type: none"> Originally objected to the metal shopfront and shopfront on Herbrand Street. They have no objection to the amended scheme. <p><i>Case Officer's Response: The proposed powder coated aluminium shopfront has now been amended to painted timber and the development to the rear including the secondary shopfront access from Herbrand Street has been removed from the scheme. Therefore, this objection has been resolved.</i></p> <p><u>Bloomsbury CAAC - Objection</u></p> <ul style="list-style-type: none"> Originally objected to the metal shopfront and turquoise colour scheme. They have no objection to the amended timber shopfront, but are still concerned about the turquoise colour scheme. <p><i>Case Officer's Response: The turquoise colour has now been amended to a softer shade and would not harm the frontage or conservation area. The proposed powder coated aluminium shopfront has now been amended to painted timber and therefore this objection has been resolved.</i></p> <p><u>Bloomsbury Residents Action Group BRAG - Objection</u></p> <ul style="list-style-type: none"> Object to the change from a newsagent to sandwich shop which would impact on character and ambience. Also object to the development to the rear including the replacement rear extension, secondary shopfront on Herbrand Street and rear roof mounted plant. <p><i>Case Officer Response: It is acknowledged that no change of use is proposed and the proposed deli would operate as an A1 sandwich bar, therefore this objection is not a material consideration. The development to the rear including the replacement rear extension, secondary shopfront access from Herbrand Street and rear plant have all been removed from the scheme. Therefore, this objection has been resolved.</i></p> | | | | | |

Site Description

The site is located at 3 Bernard Street at the junction with Herbrand Street and contains a 19th Century 4 storey building with a retail unit at ground floor level and residential flats above.

The site is on the terrace formed of 3-5 Bernard Street, which is just to the west of Russell Square Underground Station (Grade II Listed). The site is located within the Bloomsbury Conservation Area and is a positive contributor.

The existing retail unit on the site is operating as a newsagent (A1 use).

Relevant History

2016/7084/A - Installation of 1 no. externally illuminated fascia sign; 2 no. non-illuminated canopies; and 1 no. externally illuminated projecting sign. Application pending consideration.

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

LDF Core Strategy and Development Policies

Core Strategy

CS7 Promoting Camden's centres and shops

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

Development Policies

DP10 Helping and promoting small and independent shops

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Camden Planning Guidance (2011)

CPG1 (Design)

CPG5 (Town Centres, Retail and Employment)

CPG6 (Amenity)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

A1 Managing the impact of development

D1 Design

D2 Heritage

D3 Shopfronts

Assessment

The application proposes a replacement shopfront associated with the use of the property as a sandwich bar (A1 use).

This application has been amended since the original submission with the complete removal of all of the development to the rear including the replacement rear extension, secondary shopfront access from Herbrand Street and rear plant. The main shopfront onto Bernard Street has been amended to make it more traditional including the use of a timber fascia and window frames.

It is acknowledged that no change of use is proposed and the proposed deli would operate as an A1 sandwich bar.

1. Design and Heritage Impact

1.1 Policy DP24 requires all developments to be of the highest standard of design and will expect developments to consider the character, setting, context and the form and scale of the existing and neighbouring buildings. The site is also located in the Bloomsbury Conservation Area. Policy DP25 requires development to preserve or enhance the conservation area. The building is also identified as a positive contributor to the conservation area.

1.2 Policy DP30 requires shopfronts to have a high standard of design considering the existing character, architectural and historic merit and design of the building and its shopfront, the relationship between the proposed shopfront and the upper floors of the building and surrounding properties and the general characteristics of shopfronts in the area.

1.3 CPG1 Guidance states that 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.

1.4 The existing shopfront contains aluminium framed windows, an internally illuminated fascia/advert box, 3 projecting signs and a Dutch awning with second fascia and external roller shutter below. Overall, the existing poor quality shop frontage is not considered to enhance the streetscene or conservation area.

1.5 The existing Dutch awning with fascia and shutter box below would all be removed and the replacement glazed frontage and central pilaster would be extended up to suit the higher level fascia. The replacement shopfront would have traditional painted timber frame to the windows and doors. A new retractable canopy would be located in the correct location below the fascia and would maintain a clear headroom of 2.6 m. The existing pilasters and stall riser would be retained. There has been a separate application for advert consent submitted (Ref: 2016/7084/A) seeking to remove the existing internally illuminated fascia advert and projecting signs. The fascia would be repositioned higher to align with the other units on this parade. A replacement projecting sign would be installed in-line with new fascia position.

1.6 The site is located in a conservation area, the existing terrace at 3-5 Bernard Street is a positive contributor and the adjacent units at no's. 4-5 have timber framed windows. The proposed replacement shopfront would have a suitable traditional design in this context, which would significantly enhance this unit and frontage. This includes the window and door frames which have been amended to painted timber to respond to the resident's groups initial concerns. The fascia would be repositioned in-line with the adjacent units; the awning, external security shutter, low-level secondary fascia and projecting signs below would all be removed; the pilasters and stall riser would be retained, the existing low-quality metal framed glazing would be replaced with traditional painted timber window and door frames and traditional retractable canvas canopies would be provided.

1.7 In terms of the colour scheme. The shopfront would have a white timber fascia and canvas canopy, retained painted white pilasters to the side with painted black sections at low level to align with the stall riser, turquoise tiles would be installed on the stall riser and central pilaster. The colour of the tiles has also been changed to a softer tone of turquoise in light of the comments made by the

local CAAC.

1.8 It is therefore considered that the proposed shopfront would enhance the building and street scene and conservation area in accordance with policies CS14, DP24, DP25 and CPG1.

2. Amenity

2.1 The proposed replacement shopfront would not result in an amenity impact on neighbouring properties with regard to daylight, sunlight, outlook or privacy and would therefore accord with Policy DP26.

3. **Recommendation:** Grant conditional permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th March 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Rhys Govier
Savills
12 Windsor Place
Cardiff
CF10 3BY

Application Ref: **2016/7092/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

1st March 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Bernard Street
London
WC1N 1LJ

DECISION

Proposal: Replacement shopfront and associated works
Drawing No's: Location Plan (No Ref), P01, P02, P03, P04, P05, P06, P07, P09, P11C,
P12B, P16C, P18B,

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (No Ref), P01, P02, P03, P04, P05, P06,

Executive Director Supporting Communities



P07, P09, P11C, P12B, P16C, P18B,

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

- 3 Details of the external tiles shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 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.
- 2 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).
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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

Executive Director Supporting Communities

DRAFT

DECISION