

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/05/2017	
		N/A		<b>Consultation on Expiry Date:</b>		25/05/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Nora-Andreea Constantinescu				2017/1816/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
12 Earlham Street London WC2H 9LN				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>							
Variation of condition 3 (approved plans) of planning application ref 2016/5744/P (dated 10/01.2017) for replacement of ground floor shopfront and fascia, infill of rear courtyard with timber roof and glass panels and replacement of all windows; changes to include alterations to the shopfront and forward projection of the front elevation, to residential property (Class C3).							
<b>Recommendation(s):</b>		Refused					
<b>Application Type:</b>		Variation or Removal of Condition(s)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		Site notices Press notice	28/04/17-19/05/17 04/05/17-25/05/17	No. of responses	0	No. of objections	0
<b>Summary of consultation responses:</b>		No objections received.					
<b>Seven Dials/Covent Garden CAAC</b>		No objections received from any group.					

## Site Description

The application site is located on the southern side of Earlham Street and lies within Covent Garden (Seven Dials) Conservation Area. The property is a 5 storey single-family residential dwelling as stated in the Design and Access Statement.

The ground and basement floors of the application site has been previously converted to an A1 unit under application ref no 8800157, granted in 1988 subject to condition 01 stating "This permission shall be personal to Barbara Albery during her occupation and shall not ensure for the benefit of the land. On her vacating the premises the use shall revert to the lawful use for residential purpose". The adjacent shopfront at no 14 Earlham Street is acknowledged in Covent Garden Conservation Area Statement as a shopfront of merit.

Earlham Street is part of a project to extend the pedestrian footways to meet future demands in line with the increase of pedestrians/tourists visiting the area once the new Cross Rail station opens at Tottenham Court Road.

## Relevant History

2016/5744/P - 12 Earlham Street - Various external alterations to the front and rear elevations of residential dwelling(Class C3) including replacement of ground floor shopfront and fascia, infill of rear courtyard with timber roof and glass panels, replacement of all metal frame windows with double glazed metal frame widows and other external works.

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan (2016)

### Camden Local Plan 2017

Policy D1 - Design

Policy D2 – Heritage

Policy D3 - Shopfronts

Policy A1 – Managing the impact of development

Policy T1 – Prioritising walking, cycling and public transport

Policy T3 – Transport Infrastructure

### Supplementary Guidance

CPG1 – Design (2015)

CPG6 – Amenity (2011)

CPG7 – Transport (2011)

### Covent Garden (Seven Dials) Conservation Area Statement (1998)

## Assessment

### Proposal

Planning permission was granted under application reference number for 2016/5744/P for the replacement of shopfront – including its forward projection, alterations to the fascia and appearance, infill of rear courtyard with timber roof and glass panels, replacement of all windows.

The current S73 application proposes the following:

- Projection of the shopfront into the public highway by approximately 20cm, surrounded by a frame of 0.3m which would cover the existing brick piers on the sides of the shopfront. This element of the proposal has been revised to a thinner frame with 0.1m width.
- Increase in height of the stall riser with 0.4m and alterations to its design, to result in alterations to the proportions of the windows
- Increase in size of the fanlight
- Reduction in width of the door panel

The applicant confirmed that this proposal is a result of the development at no 10 Earlham Street approved under application ref no 2016/3158/P, which proposed a slight projection of the shopfront into the highway. Irrespective of the planning permission, the proposed projection into the public highway was been revised in line with the highways engineers requirements as it should not project more than 10cm, be lift up from the pavement and be made of removable materials to allow access to the pavement beneath for future works. Further investigation revealed that the development at no 10 Earlham Street has not been implemented as agreed by highways engineers and this property is subject to enforcement investigation.

The main planning considerations of this proposal are:

- Design and heritage
- Public realm
- Transport

### Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. It also indicates that development should “integrate well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage”. Policy D2 stresses further that the Council will require that development within conservation areas to preserve or, where possible to enhance the character and appearance of the area.

Under policy D3 of Camden Local Plan 2017 it is highlighted that a replacement or alterations to a shopfront “should respect the characteristics of the building and where appropriate, shopfront windows and framework features, such as pilasters, fascias and console brackets, should be retained or resotred”. Furthermore, Convent Garden Conservation Area Statement stresses under guideline SD18 that “proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages.

Earlham Street is one of the ‘Seven Dials’ and has historic retail character and still stands today as one of the most visited shopping parades in Camden and London. It is acknowledged that the application site is a dwellinghouse, however, the character and context of the neighbouring buildings,

streetscene and wider area as well as the history of the place are aimed to be retained as supported by policies D1, D2 and D3.

In the previous assessment of the parent application the officer highlighted that approved projection of the shopfront will return the front elevation to pre-1998 building line and that the existing “side door used for the shop would be replaced with a window pane, and a continuous stall riser which retains the current dimensions and features.” The current proposal would increase the height of the stall riser and alterations to its design to a much simpler appearance, losing the existing detailed features. It is considered that the proposed alterations would result in out of character windows proportion which would lose the traditional appearance of the shopfront and cause significant harm to the streetscene and wider parade.

The proposed increase in size of the fanlight to project straight from the bottom of the fascia, the reduction in width of the door panel with 0.1m, and alterations to the fascia to increase the height of the cornice is considered to further erode the appearance of this shopfront and add to the harm of the streetscene.

The projection of the shopfront into the pedestrian footway would be supported by a metallic frame, which is not considered to fit in with the shopfront features. The projection would create two recessed areas on both sides of the frontage which would be out of character with the existing building and streetscene parade. Furthermore, within the parent planning application it was highlighted by the applicant that the existing recessed frontage allows loitering, littering and disturbance of the residential occupiers. The argument was considered suitable considering the existing circumstances; however, the current proposal is considered to cause further disturbance thorough the two recessed areas, which would further allow littering, loitering and antisocial behaviour, contrary to policy D1.

### **Public realm and amenity**

Policy D1 of Camden Local Plan 2017 states that the Council would require developments to be of the highest standard of design and will expect to consider its contribution to public realm and the wider historic environment and buildings, spaces and features of local historic value. CPG1 states that good design should consider “connectivity to, from, around and through the site for people using all modes of transport, including pedestrians, cyclists, wheelchair users, those with visual impairments, people with pushchairs and motorised vehicles.” In addition CPG6 seeks to ensure that all development would provide “the highest standards of access and inclusion in Camden’s built environment and public realm.

Policy A1 of the Camden Local Plan 2017 states that the Council will seek to protect the quality of life of occupiers and neighbours and that it will resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network.

Whilst the applicant considers that the proposed projection of the shopfront would improve the standard of accommodation of the residential occupiers, this is considered to cause harm to the public realm fronting the building by reducing the footway and creating recessed areas to promote antisocial behaviour. Due to the historic value of the place as a shopping parade, and place used and visited by a significant amount of people, it is considered that value given to the residential accommodation by this projection would not overcome the harmful impact caused to the public realm and the amenity of neighbours, communities and existing transport network.

### **Transport**

Policy T1 stresses that the Council will seek to ensure that development provide high quality footpaths and pavements that are wide enough for the number of people expected to use them. Policy T3 highlights that the Council will protect existing and proposed transport infrastructure, particularly routes and facilities for walking, cycling and public transport, from removal or severance. CPG 7

(Transport) which states that “Design of footways should not include projections into the footway, unnecessary and cluttered street furniture or other obstructions”.

Earlham Street is part of a project to extend the pedestrian footways to meet future demands in line with the increase of pedestrians/tourists visiting the area once the new Cross Rail station opens at Tottenham Court Road. It is therefore imperative that the width of the footway to be retained and development that would reduce this would not be supported by transport officers.

The proposed projection of the shopfront would extend on to the public highway with approximately 20cm, which would reduce the width of effective footway for pedestrian traffic. Building on the public highway requires the permission of the Highway Authority which would entail approval of a ‘Stopping up order’. Transport officers advised that Highway Authority would resist a Stopping Up order in this location.

Furthermore, the proposal would create two recessed spaces on either side of the frontage, which are considered to lead to antisocial behaviour issues and create areas of rubbish to collect, being contrary to policies A1 and T1.

## **Conclusion**

In light of the above, the proposed shopfront replacement and alterations to the previous permission granted are considered to have a linked impact in terms of design, public realm, amenity and transport on the host property, streetscene, wider parade and conservation area, as all the elements contribute to an unacceptable scheme.

## **Recommendation**

Refuse planning permission.