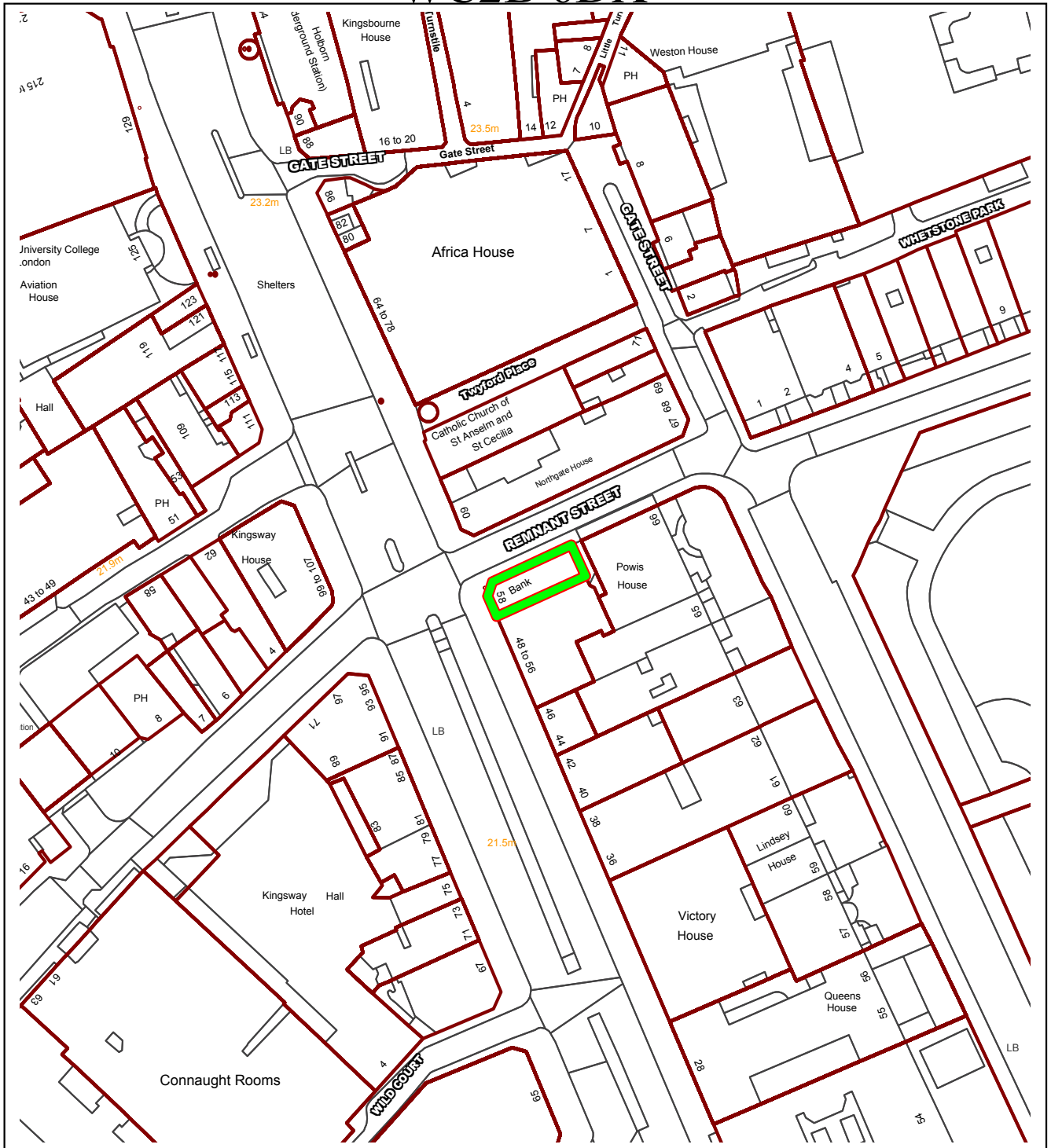


2017/2979/P- 58 Kingsway, London, WC2B 6DX



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1. Remnant Street Elevation



2. Front Entrance



3. Kingsway Elevation



4. Awnings along Kingsway



5. Awnings along Kingsway

Report		Analysis sheet		Expiry Date:		19/07/2017	
(Members' Briefing)		N/A		Consultation Expiry Date:		29/06/2017	
Officer				Application Numbers			
Samir Benmbarek				2017/2979/P			
Application Address				Drawing Numbers			
58 Kingsway London WC2B 6DX				Please refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 1x retractable awning with integrated heaters, installation of drinking shelf and installation of 7x replacement wall-mounted lights to ground floor A4 unit (drinking establishment)							
Recommendation:		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	--	No. of responses	01	No. of objections	01

<p>Summary of consultation responses:</p>	<p>A site notice was displayed on 07/06/2017 (expiring on 26/06/2017) and a public notice was displayed in the local press (Ham & High) on 08/06/2017 (expiring 29/06/2017).</p> <p>To date, one objection have been received from the following address:</p> <ul style="list-style-type: none"> • Flat 3, Lamtern Court <p>The comments are as summarised below:</p> <ol style="list-style-type: none"> 1. The proposal would exacerbate the situation of customers using the junction of Kingsway/Remnant Street of the public highway for drinking and socialising. Remnant Street has a narrow highway width and the corner features a pedestrian crossing. 2. Concerns as commented in above comment may result in pedestrians traversing along the road on Remnant Street. <p>Officer's Comments</p> <ol style="list-style-type: none"> 1. <i>Please refer to paragraph 2.1 and 6.1</i> 2. <i>Please refer to paragraph 2.1 and 6.1</i>
<p>CAAC/ National Amenity Society comments:</p>	<p>The Kingsway CAAC were formally consulted. To date, no response has been received.</p> <p>The Covent Garden Community Association (CGCA) have objected to the proposal with the following comments:</p> <ol style="list-style-type: none"> 1. Object to the installation of the fixed canopies and drinking shelves and this would result in visual street clutter. 2. Obstruction of the highway to pedestrians as the proposal would result in customers going outside. 3. Remnant Street is a narrow highway which cannot accommodate the customers and pedestrians traversing. <p>Officer's Comments</p> <ol style="list-style-type: none"> 1. <i>The revised scheme is not considered to result in visual street clutter as is it now only proposed along the Kingsway elevation which already features an awning and an outside table and chairs. Please refer to paragraph 4.5.</i> 2. <i>Please refer to paragraph 2.1 and 6.1</i> 3. <i>Please refer to paragraph 2.1 and 6.1</i>
<p>Site Description</p>	
<p>The application building is a 5 storey building located on the south-eastern corner of the junction of Kingsway and Remnant Street.</p> <p>The building is located within the Kingsway Conservation Area. It is not a Listed Building. Within the Kingsway Conservation Area Statement, it is described as a building that makes a positive contribution to the conservation area.</p>	

Relevant History

2017/3247/A- Advertisement consent granted on 07/08/2017 for display of 1 x externally illuminated fascia sign above main entrance to bar and 5 x awnings above existing windows.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

D4 (Shopfronts)

Camden Supplementary Planning Guidance

CGP1 Design (2015)

CPG6 Amenity (2011)

Kingsway Conservation Area Statement 2001

Assessment

1. Proposal

1.1 Planning permission is sought for the following:

- The installation of a retractable canopy awning following removal of retractable canopy awning along Kingsway elevation with external underside heaters.
- Installation of wall mounted drinks shelf along Kingsway elevation (underneath canopy)
- Installation of wall lights following removal of existing wall lights

1.2 The retractable canopy will extend to a maximum depth of 1.6m from the elevation of the building and its base will be positioned 2.8m from the street level and will terminate at a maximum height of 4.3m. It will be at a length of 3.8m across the elevation of the building at a profile and dimensions that match to the existing awning.

1.3 The proposed drinks shelf will be a height of 1.2m from ground level and will protrude 0.4m from the elevation of the building. The shelf will be at a length of 1.8m along the elevation and will be constructed of solid timber.

1.4 The wall mounted lights will measure 0.4m in height by a width of 0.5m and will project 0.2m from the elevation of the building.

1.5 Other alterations to the elevation of the unit include window decorations, repainting of the existing stall risers, fascia boards and window frames are considered to be 'de minimis' and do not require planning permission.

2. Revisions

2.1 Revisions have been made during the course of the application which are as follows:

- Omission of the proposed canopy awnings and drinking shelves along the Remnant Street elevation. The proposals for Remnant Street were not considered appropriate in design terms as they would harm the unaltered elevation and the Council's Highways Department raised concerns about customers gathering on the pavement where it is narrow and cannot accommodate both customers and pedestrians close to the busy road crossing.

3. Principal considerations

3.1 The main issues for consideration are:

- The impact of the proposal upon the character and appearance of the host building and the surrounding conservation area; and
- The impact of the proposal upon the amenity of the occupiers of the neighbouring properties.

4. Impact on the character and appearance of the host building and the surrounding conservation area

4.1 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 the neighbouring building, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

4.2 CPG1 (Design) recommends alterations to take into account the character and design of the host building and surroundings. CPG1 further advises canopies are acceptable where they are retractable, integrated with the overall design and attached between the fascia and the shopfront. The Kingsway Conservation Area Statement recommends that any development upon the elevation or shopfront should retain the purpose built shopfront elements.

4.3 The immediate area along Kingsway is characterised by awnings and canopies in association with A3 and A4 units at ground floor level along the street. This includes the application building that has an existing awning along the Kingsway elevation.

4.4 The installation of a replacement awning to the same position and dimension as the existing awning is considered acceptable as it is not adversely affecting the character and appearance of the application building in comparison to the existing awning. The number of awnings will not increase as a result of the proposal. The proposed heaters within the awning will be located behind the awning sheet and will not be readily visible from the public realm.

4.5 The proposed drinks shelf is considered appropriate in its location and small scale and it would have minimal effect upon the character and appearance of the host building on its own and in conjunction with the other proposed development within the scheme.

4.6 The proposed wall lights (6x along Remnant Street elevation and 2x along Kingsway elevation) are of a smaller scale and height than the existing wall lights present upon the building.

Therefore, it is considered that the principle and scale of the wall mounted lights are acceptable in this instance. Further details of the wall lights would be secured by condition to ensure high quality fittings.

5. Impact on the amenity of the occupiers of the neighbouring properties.

- 5.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. The factors to consider include privacy, overlooking, outlook and daylight and sunlight. CPG6 seeks for development to be “designed to protect the privacy of both new and existing dwellings to a reasonable degree” and it notes that the Council “will aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.”
- 5.2 It is not considered that the proposal would adversely affect the amenity of any adjoining residential occupiers due to the minimal scale of the works and its location at ground floor level where the predominant uses are commercial and non-residential.
- 5.3 The proposal does not change the operating hours of the A4 premises. It is anticipated the managing of the outdoor drinking is anticipated to be managed in accordance with in house rules and licencing

6. Impact on Transport and Highways.

- 6.1 The revised scheme has been reviewed by the Transport Strategy officers who raise no objection to the revised development. The development is sufficiently small that a construction management plan (CMP) would not be required.

Recommendation: Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th September 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 Chris Illingworth
Fusion By Design
Lower Ground Floor
Rodley House
Coal Hill Lane
Rodley
Leeds
LS13 1DJ

Application Ref: **2017/2979/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

5 September 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
58 Kingsway
London
WC2B 6DX

DECISION

Proposal:
Installation of 1x retractable awning with integrated heaters, installation of drinking shelf and installation of 7x replacement wall-mounted lights to ground floor A4 unit (drinking establishment)

Drawing Nos: Unnumbered location plan (OS Extract); 3470-01; 3470-07C; Design and Access Statement ref: 2017 FUS3470-001.

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).

Executive Director Supporting Communities



- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Unnumbered location plan (OS Extract); 3470-01; 3470-07C; Design and Access Statement ref: 2017 FUS3470-001.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Manufacturer's specification details of the proposed wall mounted lights to be submitted to the Local Planning Authority.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Regeneration and Planning

DRAFT

DECISION