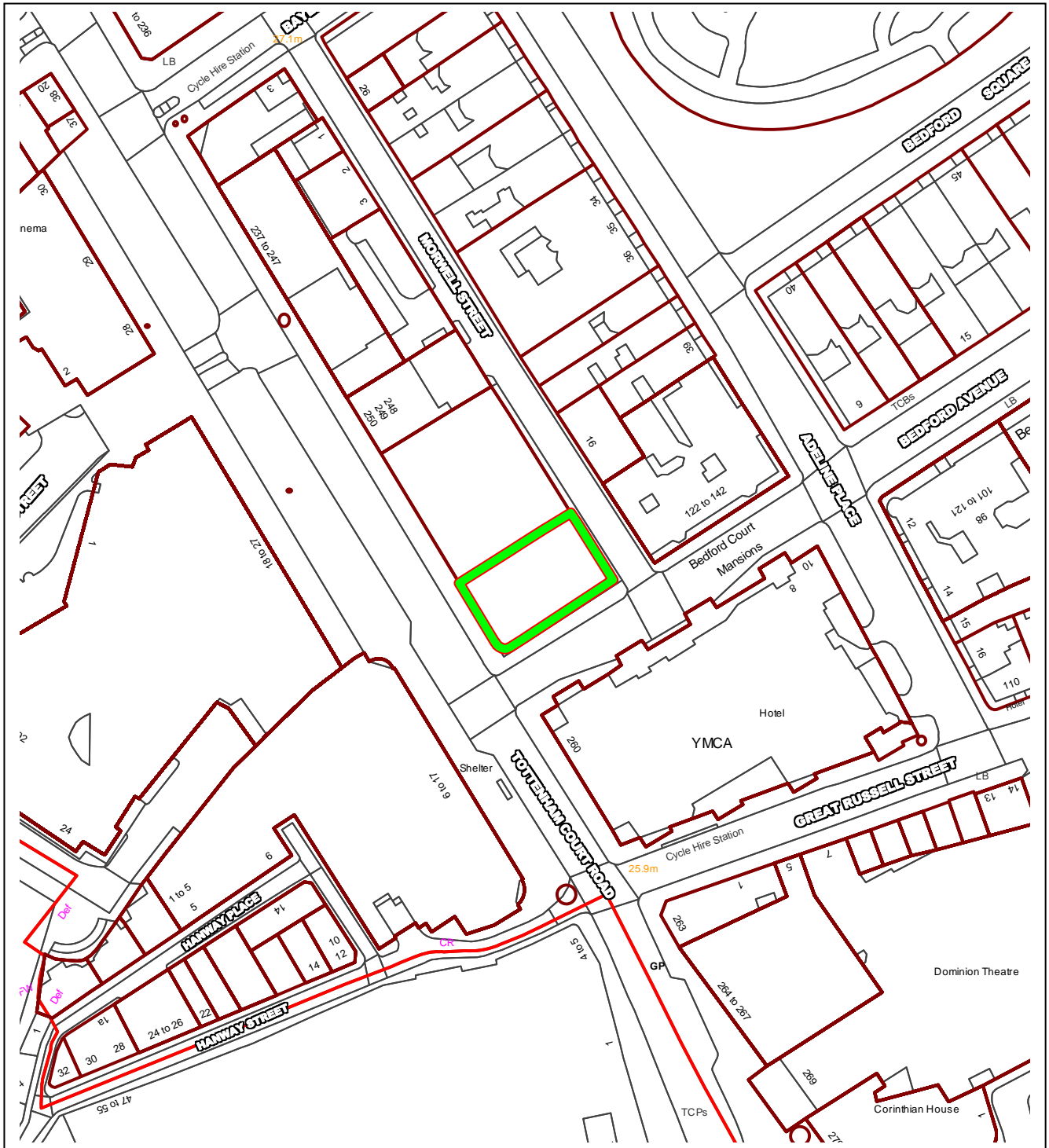


Retail Unit 4, 1 Bedford Avenue, WC1B 3AU – 2017/4942/P



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Photo 1- Retail Unit Corner of Bedford Avenue and Tottenham Court Road



Photo 2- Bedford Avenue Elevation

Proposed Location of Door

Existing Outward Opening

Delegated Report (Member Briefing)		Analysis sheet	Expiry Date:	30/10/2017
		N/A	Consultation Expiry Date:	14/10/2017
Officer			Application Number(s)	
Tessa Craig			2017/4942/P	
Application Address			Drawing Numbers	
Retail Unit 4 1 Bedford Avenue Fitzrovia London WC1B 3AU			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of ground level access door onto Bedford Avenue				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
	No. electronic	00		
Summary of consultation responses:	A site notice was displayed 27/10/2017-17/11/2017. No responses were received from neighbours.			
Local groups comments:	<p><u>Bloomsbury Association</u>: Objection.</p> <ul style="list-style-type: none"> • Potentially a change of use from A1 to A3 is required; • Question whether door is actually required as secondary means of escape; • The door could provide access to outdoor seating which has not been approved; • Servicing for the unit would be disruptive to residents. <p><u>Officers' comments</u>:</p> <ul style="list-style-type: none"> • This application does not propose a change of use. The operator within the unit shall not carry out any primary cooking at the site and shall therefore operate within A1 use class rather than A3. • The secondary door is for fire escape only as confirmed by the planning agent. • No outdoor seating is proposed under this current application, the applicant would need to make a separate planning application if planters etc were required to create an outdoor seating area. • The side door would not be used for servicing, only as an emergency exit. 			

Site Description

The subject commercial unit is at ground floor on the corner of Tottenham Court Road and Bedford Avenue. The site is not within a conservation area and the building is not listed. The building is commercial across the ground floor with six storeys of offices above. To the east of the site is Bloomsbury conservation area which runs down Morwell Street and then along Bedford Avenue to the east, away from the subject site. The site is directly adjacent to the conservation area.

Relevant History

2013/3880/P- Erection of an eight storey building plus basement level for a mixed use development comprising retail use (Class A1) at part basement and ground floor levels and office use (Class B1) at part ground and first to seventh floor levels with associated plant in basement and roof, following complete demolition of existing retail/office buildings at 1 Bedford Avenue and 251-258 Tottenham Court Road. Granted subject to s106 legal agreement, 20/12/2013.

An informal enforcement case is open to investigate operations/use class at the site.

Relevant policies

Camden Local Plan 2017

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design
D2 Heritage
D3 Shopfronts

Camden Planning Guidance

CPG1 (Design) 1, 2, 3, 4 and 5
CPG6 (Amenity) 6 and 7

London Plan 2016

National Planning Policy Framework 2012

Assessment

1. Proposal

1.1. Planning permission is sought for the installation of aluminium framed double doors (3m wide, 5m high) on the Bedford Avenue elevation of the unit.

2. Assessment

2.1. The main considerations in relation to the proposal are the land use, design and the impact on amenity.

Land Use

2.2. The ground floor unit has permission to operate as A1 use class and is occupied by Ole & Steen a Danish bakery. No primary cooking shall be carried out on site. The majority of baked goods will be made offsite and brought to the premises. Only facilities for re-heating are included at the site. An informative has been added to the decision notice to advise any operation outside of A1 requires planning permission (change of use).

Design

2.3. The proposed material (dark aluminium framed) is sympathetic to the building and consistent with similar developments nearby. The door is considered subtle and shall not stand out in the streetscene, nor shall it harm the elevation of the building or the shopfront. The door matches that within the same building and frontage on Bedford Avenue, also opening outwards five columns down and shall match this door in terms of materials. The proposal is considered acceptable in design terms.

Amenity

2.4. The proposed door would not cause any harmful impact on amenity. Whilst they open outward, they do not project beyond the line of the columns either side and would not obstruct pedestrians, nor do they cause loss of light, outlook or privacy.

2.5. The proposal does not include any outdoor seating, nor is a change of use proposed. The operator will be Use Class A1 and if an A3 or another use class were to start operating from the site, then a separate change of use application would be required to be submitted to the Council for assessment. The unit has permission to operate as A1, it is not considered the proposed door would generate any additional servicing that would disrupt residents beyond the existing situation. It is common for corner commercial units to have two points of entry. If the applicant were to submit an outdoor seating area with any sort of barrier this would be

assessed at that stage, however this is no currently part of the proposal.

3. Recommendation

3.1. Grant 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 4th December 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 Simon Johnson
Johnson Robson Ltd
Unit 6, Pool Bank Business Park
High Street Tarvin
Chester
CH3 8JH

Application Ref: **2017/4942/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

22 November 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Retail Unit 4
1 Bedford Avenue
Fitzrovia
London
WC1B 3AU

DECISION

Proposal:
Installation of ground level access door onto Bedford Avenue
Drawing Nos: Design & Access Statement, S03 rev o, D13 rev o and D14 rev o.

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 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:

Design & Access Statement, S03 rev o, D13 rev o and D14 rev o.

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

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