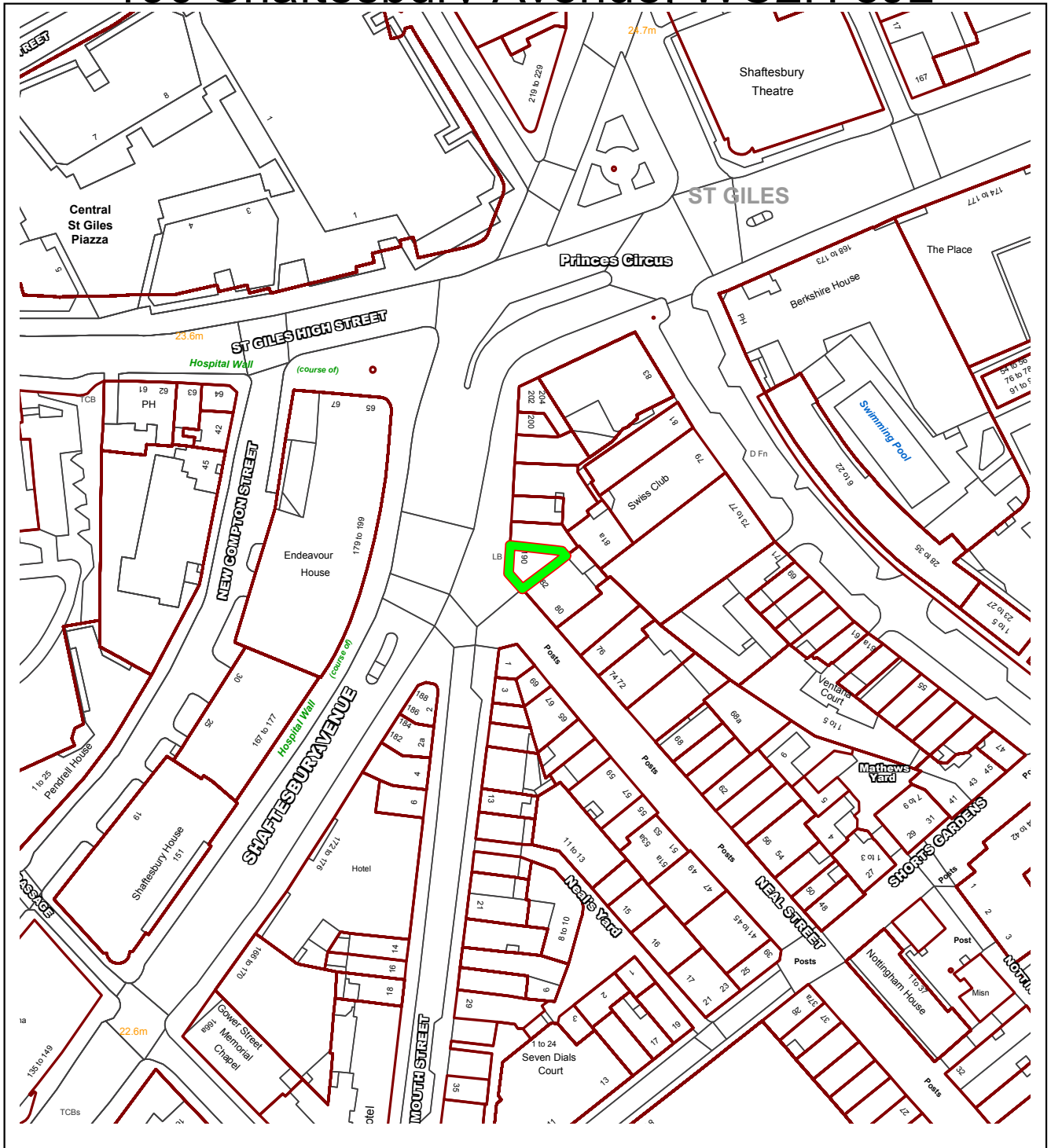


2018/3052/P & 2018/3699/A 190 Shaftesbury Avenue. WC2H 8JL



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Photo 1 (above): Shopfront and fascia signage at 190 Shaftesbury Avenue as installed



Photo 2 (above): Detail of shopfront side elevation fronting Neal Street



Photo 3 (above): Detail of shopfront and external tables and chairs fronting Neal Street



Photo 4 (above): Pavement outside the shopfront on Shaftesbury Avenue and Neal Street



Photo 5 (above): Detail of shopfront and external tables and chairs fronting Shaftesbury Avenue



Photo 6 (above): Shopfront of No. 82 Neal Street adjacent to No. 192



Photo 7 (above): Shopfront of No. 192 Shaftesbury Avenue adjacent to No. 192

Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 01/11/2018		
				Consultation Expiry Date: 14/10/2018		
Officer			Application Number(s)			
Charlotte Meynell			1. 2018/3052/P 2. 2018/3699/A			
Application Address			Drawing Numbers			
Restaurant and Premises at Basement and Ground Floor 190 Shaftesbury Avenue London WC2H 8JL			See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
1. Installation of replacement shopfront (retrospective). 2. Display of 2 x externally illuminated fascia signs and 1 x non-illuminated fascia sign (retrospective).						
Recommendation(s):		1. Grant conditional planning permission 2. Grant advertisement consent				
Application Type:		Full Planning Application, Advertisement consent				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:		No. of responses		0	No. of objections 0	
Summary of consultation responses:		<u>A site notice was displayed on 14/09/2018 and expired on 08/10/2018.</u> <u>A press notice was advertised on 20/09/2018 and expired on 14/10/2018.</u> No responses were received from neighbouring occupants.				
Covent Garden Community Association comments:		The Covent Garden Community Association have objected on the following grounds: <ul style="list-style-type: none"> We object to the element of the new shopfront that involves the installation of permanent bench seating 'flaps', and we encourage the Planning Authority to ask the applicant to remove them as soon as possible. We do not object to other elements, which are more in 				

keeping with some of the general principles of the Seven Dials Renaissance Study.

- The problems with the seating flaps are:
 - They are out of keeping with the Seven Dials Conservation Area, and do not accord with the Seven Dials Renaissance study and other planning reference documents for the area.
 - Because they are not removed in the evening they can lead to antisocial behaviour.
 - They change the configuration of tables & chairs to a much less pedestrian friendly arrangement than is usual in Monmouth Street or Shaftesbury Avenue. Indeed, this arrangement is being used without consent.
 - Previously the tables outside these premises were arranged so that the chairs faced along the line of the building, which means that when they were pulled out for use they did not move into the path of pedestrians.
 - However, the new configuration means that chairs are being moved backwards into people's path, which is dangerous. Elderly or disabled people cannot move quickly out of the way and the risk to their wellbeing is too great. This pavement is particularly busy, being an entry point into Covent Garden. This corner is already a pinch point. The current arrangement of furniture leaves far too little room – less than 1.5 metres clear pavement width, in an area that probably needs more like 3 metres given the volume of pedestrian flow. Pedestrians have no choice but to walk on the rough cobbled area where the bike stands are, beyond the smooth pavement, but this is an area that is not navigable by people using sticks, for example.

(Officer response: please refer to paragraph 3.2 of the report; the tables and chairs to the front of the property do not form part of this application and do not require planning permission, and the fold down benches attached to the shopfront could be used in conjunction with tables without additional chairs backing onto the pavement. Furthermore, tables and chairs consent was granted in application ref. 2018/3283/TC on 26/09/2018 [see 'Planning history' section below] for the current configuration of 8 tables and 16 chairs occupying the front forecourt of the restaurant and 0.55m of the pavement.)

Site Description

The application site is a four storey building located on the eastern side of Shaftesbury Avenue, on a prominent corner plot at the junction of Shaftesbury Avenue, Neal Street and Monmouth Street. The building comprises a restaurant at basement and ground floor level, with residential units above. The site is located within the Covent Garden Area, a central London retail frontage.

The building is not listed, but is located within the Seven Dials (Covent Garden) Conservation Area and is identified in the Seven Dials (Covent Garden) Conservation Area Statement as making a positive contribution to the character and appearance of the area. The Conservation Area Statement does not identify the shopfront as contributing to the character of the area or being of townscape merit.

Relevant History

190 Shaftesbury Avenue

2018/3283/TC – 8 Tables 16 Chairs (including 4 benches seating 8 total) Monday - Sunday 09:00 to 21:00. **Tables and chairs consent granted 26/09/2018**

2012/4055/P – Retrospective display of 2 retractable awnings to restaurant (Class A3). **Planning permission granted 02/10/2012**

2012/0425/A – Display of 1x non- illuminated hanging sign and 1x internally illuminated fascia sign at ground floor level. **Advertisement consent granted 13/03/2012**

2012/0382/P – Replacement of existing shopfront. **Planning permission granted 13/03/2012**

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Draft London Plan (2017)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

C6 Access for all

D1 Design

D2 Heritage

D3 Shopfronts

D4 Advertisements

Camden Planning Guidance

CPG Advertisements (2018)

CPG Amenity (2018)

CPG1 Design (2015; updated 2018)

CPG6 Amenity (2011; updated 2018)

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

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Retrospective replacement of pre-existing black-painted tile and timber framed shopfront with new timber framed shopfront
- Retrospective replacement of 1 x internally illuminated fascia sign on front elevation facing Shaftesbury Avenue with 1 x externally illuminated fascia sign; installation of 1 x externally illuminated fascia sign to side elevation facing Neal Street; installation of 1 x non-illuminated sign above door to residential flats above to side elevation facing Neal Street.

Revisions

1.2 Following negotiation, the scheme has been revised to remove the proposed permanent entrance ramp to the elevation fronting Neal Street.

2.0 Assessment

2.1 The issues concern the acceptability of the shopfront alterations and new signage in design and heritage terms.

3.0 Shopfront

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

3.2 The replacement shopfront as installed is of a traditional timber framed design with panelling to the stallrisers and fascia of a similar design to the adjacent neighbouring shopfront at No. 82 Neal Street. The retractable awnings installed on both elevations are located in the same place and are of the same dimensions as the pre-existing awnings, and are therefore considered acceptable. The fold down benches attached to the stallrisers are considered acceptable in design terms, both when folded down and in use, and when in an upright position when not in use. These benches were granted tables and chairs consent on 26/09/2018 in application ref. 2018/3283/TC (see 'Planning history' section above). A Conservation Officer has reviewed the scheme and confirmed that the design is considered appropriate for this shopfront and that it does not harm the character and appearance of the building, streetscene or the wider Seven Dials (Covent Garden) Conservation Area.

3.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Amenity

4.1 The applicant has confirmed in the as built-drawings that the benches attached to the shopfront are locked in an upright position when the restaurant is closed, and it is therefore not considered that the design of the benches would result in an increase in anti-social behaviour, such as through encouraging rough sleeping.

4.2 Whilst policy C6 would seek to improve access to the building through the replacement of the existing non-level access with a permanent entrance ramp, the applicant has demonstrated that the provision of such a ramp which meets Building Regulations would not be achievable given the constraints of the site. As such, the scheme has been revised to remove the non-compliant proposed entrance ramp, and the existing entrance with a step up into the restaurant would be maintained. The Design and Access Statement confirms that a removable ramp will be retained on site to allow for the provision of level wheelchair access where necessary, which is considered acceptable in this instance.

5.0 Advertisements

5.1 The replacement 2 x fascia signs consisting of small individually laser cut acrylic letters externally illuminated by 2 x trough lights is considered to be an improvement on the much larger pre-existing internally illuminated fascia sign to the front elevation, which is welcomed. The new non-illuminated fascia sign depicting the company logo to the side elevation facing Neal Street is acceptable in terms of size and design. It is considered that the overall signage is discreet and appropriate for this shopfront, and does not harm the character and appearance of the building, streetscene or conservation area. The proposal will have no impact on residential amenity or public safety.

6.0 Conclusion

6.1 Grant Conditional Planning Permission

6.2 Grant Advertisement Consent.

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 14th January 2019, 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'.

Application ref: 2018/3052/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 9 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Yotu Architectural Design Studio Ltd.
46 Furze Hill House
Furze Hill
Hove
BN31PU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Restaurant and Premises at Basement and Ground Floor
190 Shaftesbury Avenue
London
WC2H 8JL

DECISION

Proposal: Installation of replacement shopfront (retrospective).

Drawing Nos: 078_P_01; 078_P_02; 078_P_03 Rev. A; 078_P_04 Rev. C; Design and Access Statement Ref. 078_P_06 Rev. A (prepared by Yotu Architectural Design Studio Ltd, dated January 2019).

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 shall be carried out in accordance with the following approved plans 078_P_01; 078_P_02; 078_P_03 Rev. A; 078_P_04 Rev. C; Design and Access Statement Ref. 078_P_06 Rev. A (prepared by Yotu Architectural Design Studio Ltd, dated January 2019).

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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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

Yotu Architectural Design Studio Ltd.
46 Furze Hill House
Furze Hill
Hove
BN31PU

Application Ref: **2018/3699/A**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

9 January 2019

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:

Restaurant and Premises at Basement and Ground Floor
190 Shaftesbury Avenue
London
WC2H 8JL

DECISION

Proposal: Display of 2 x externally illuminated fascia signs and 1 x non-illuminated fascia sign (retrospective).

Drawing Nos: 078_P_01; 078_P_02; 078_P_03 Rev. A; 078_P_04 Rev. C; 078_P_05.

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to

Executive Director Supporting Communities



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning