

Delegated Report		Analysis sheet		Expiry Date:		24/03/2004		
Members' Briefing				Consultation Expiry Date:		23/02/04		
Officer				Application Number(s)				
Jenny Fisher				2004/0322/P				
Application Address				Drawing Numbers				
57 Charlotte Street London W1T 4PD								
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature		
Proposal(s)								
The installation of an new shopfront.								
Recommendation(s):		Grant planning permission						
Application Type:		Full Planning Permission						
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice						
Informatives:								
Consultations								
Adjoining Occupiers:		No. notified	12	No. of responses		00	No. of objections	00
Summary of consultation responses:								
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Bloomsbury CAAC</u> Object The Committee regarded the introduction of folding screen fronts to have an adverse impact on the appearance of these two buildings and the resulting increase in external noise would impact on amenities. <u>Fitzrovia Neighbourhood Assoc</u> Verbal comments by phone 23/03/94 Remain concerned about the proposed folding doors, however in view of the earlier permission now request conditions to allieviate what may be the resulting adverse impact to adjoining occupiers. Suggest condition 1. no audible music. 2. doors should be shut at a specified time in the evening.						

Site Description

A3 premises adjoin to the west side of Charlotte Street, above ground level the properties are in residential use. A separate entrance to residential floors is located between the restaurant's two frontages. The site is within the Charlotte Street Conservation Area. The shop front has **not** been included in the Charlotte Street C.A. statement list of shop fronts of merit.

Relevant History

4th Feb. 2002 (reg. no. PSX0105424) pp for the provision of a raised seating area and the erection of a balustrade. **No conditions imposed relating to the use of this seating area to specified times.** The application was to regularise the use of the forecourt as an external seating area. Planning permission allowed tables and chairs to cover the full extent of the private forecourt. Approval also permitted a wrought iron balustrade to either side to separate access access to residential apartments.

18th Aug. 2003 pp (reg. no. 2003/0603) for the removal of the existing shop front and replacement with full width new oak/glazed doors to match.

Relevant policies

PE2 (residential amenity and environment); EN1 (general environmental protection and improvement); EN13 (design of new development); EN20 (community safety); EN31 (character and appearance of the conservation area); EN34 (shop fronts in conservation areas).

SPG 2.9.10 - folding doors

Charlotte Street C.A. Statement.

Assessment

The existing shopfront is slightly curved/recessed to one side of the building with central doors on both sides of the ground floor frontage leading into the raised seating area.

Proposed is the installation of a new shopfront to provide doors opening out onto the external dining area and the fitting of folding/sliding doors which can be fully or partially opened up.

Each of the two frontages would comprise a fixed entrance with outward opening double doors (for fire escape/emergency exit purposes). The remainder of each frontage (3m wide) would be fitted with doors that would fold back.

The frames would be oak surrounding clear glazed panels. Existing fixed windows below the fascia panels would be retained and lower panels of the doors would be timber. This would give the appearance, when closed, of the existing situation. Wrought iron balustrade and residential access would be retained as existing.

Full width folding doors were approved 18/08/03 (reg. no.2003/0603), as a consequence it is considered that it would not be expedient to refuse folding doors proposed here.

Previously approved 18/08/03 (reg. no. 2003/0603) doors would have opened out immediately over a step, this would have been unsafe. The applicant therefore proposes in this current application to set the doors back 0.7m. this would allow a person leaving the restaurant to take a step before stepping down onto the forecourt. A security Viewguard shutter would be fitted to secure the recessed area and prevent its use for anti-social purposes. The shutter curtain would roll up into a casing hidden within the existing bulkhead behind a fascia sign. The shutter would be constructed from 75mm galvanised perforated interlocking lathes. The Viewguard allows clear views through to the premises whilst securing the property.

The proposed shutter would comply with SPG – shop front security and EN20 – design out crime.

Fully opening shop fronts are generally unacceptable due to the loss of the appearance of a shop front in their open position, and when closed a row of doors rather than a conventional shop front. However, in this case, when the doors proposed are closed, the restaurant frontage would look very similar to existing. It is therefore considered that there would be not be any detrimental impact on the character of the building or the character and appearance of the conservation area.

Objections raised by the Bloomsbury CAAC to this application, refer to amenity implications of sliding/folding doors and their impact on character and appearance of CA. Concern that noise could affect residents above/nearby. Officers recognised that this may well be a problem in the evening but considered it unlikely to be so on this busy road during the day. However in view of the fact that the forecourt can lawfully be used as a dining area and the use has not been restricted to specific times, it is considered that refusal of planning permission to install folding doors and/or the imposition of a condition restricting the time the doors could be fully open is not warranted in this case. Furthermore it is considered that these works would not worsen the existing situation in terms of amenity for the reasons set out above.

In conclusion, it is considered there would not be any harm to the character of the building, character and appearance of the conservation area or amenities of adjoining occupiers, the replacement frontage is also very similar in appearance to that presented to Members' briefing and approved on the 18th August 2003, approval is therefore recommended.

The Fitzrovia Assoc. commented on the fact that a recessed fire escape door would not be shuttered. This would contravene fire regs. it is recommended that should planning permission be granted a heat sensor lamp shall be installed to deter anybody intending to lurk in the doorway.