

CONSULTATION SUMMARY

Case reference number(s)

2020/0643/A

Case Officer:

Leela Muthoora

Application Address:

103-105 Southampton Row
London
WC1B 4HH

Proposal(s)

Display of 1x internally illuminated fascia sign and 3x retractable awnings to existing shopfront to restaurant (Class A3).

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The chair of Cranfield House Right to Manage Company representing owner/occupiers of Cranfield House have objected to the application on the following grounds:</p> <p>This is from The Cranfield House Right to Manage Company that is the group set up to represent the 32 leaseholders of Cranfield House and manage the day to day activities of the property.</p> <p>The Antalya Restaurant, until recently, have been a good neighbour to our community. This restaurant is situated on the ground floor of Cranfield House, a community of some 32 flats.</p> <p>This community is made up of a wide cross section of people with diverse backgrounds. We have families, elderly retired, young professionals and</p>					

students. During the lockdown our community has been there for each other. We collect groceries and medicines for those who are not able to go outside. We have a small back garden and this has been used sensibly by residents abiding by the social distancing rules.

The Antalya restaurant decided that they would take the opportunity during lockdown to remodel the premises. They have been working out of hours on the premises, our leases state that work can only be carried out between the hours of 9am-5pm weekdays. There have been numerous breaches of these times when work has started at 7:30am and has taken place at the weekend. All of which have been brought to the attention of Bedford Estates as well as Camden Council and the local councillors.

According to Bedford Estates, the freeholder of Cranfield house, Antalya had applied for a license to remodel but it hadn't yet been granted.

The remodelling work was very intrusive to the residents during this period. The leaseholders of Antalya paid little regard to our communities' welfare. We had people trying to work from home, school children trying to access online lessons and NHS frontline staff trying to sleep during the day after they had returned from night shifts. The work was not vital, the leaseholder of Antalya decided that whilst the restaurant had to close the remodelling could take place. The official government guidelines said quite specifically that construction could only continue on projects that were vital to the nation at this time.

The builders working on the premises paid little heed to social distancing whilst working on the premises.

What was completely unacceptable was they took over our back gardens at time to socialise during their breaks. This meant residents had to vacate the garden for fear of infection. The builders used our furniture and were sat there laughing at the anxiety they caused. On several occasions the leaseholder was contacted to ask if work could be curtailed at particular times but unfortunately, they were unwilling to help our community.

The Right To Manage company for Cranfield House, Cranfield House RTM, which is made up from the 32 leaseholders of the residential part of the property object to this planning application. It is evident on their application form that they have not consulted with the community and there is no reason for them to be given permission to carry out more obtrusive work when they have such little disregard for their neighbours. Their current facia and awnings are perfectly adequate and there is no need to improve them and cause further nuisance to the local residents

Summary of comments

The issues raised are not material planning considerations as they are related to the construction and refurbishment being undertaken at the property, which falls outside the scope of this application. The advertisement consent application is a consideration of the proposed signs and awnings impact on amenity, both visual and residential and public safety.

Awnings serve the dual purpose providing shade from sunlight and some shelter as well as providing a structure for advertising. Certain advertisements are controlled by legislation, policy and guidance. Awnings with logos are typical adverts: the proposed would not obscure the fascia or shopfront elements, and would be appropriate in position, would be canvas and incorporate a minimum of 2.3m between the bottom of the awning and pavement and a minimum of 1m between the awning and the kerb edge. As a result, the awnings would comply with CPG design guidance in terms of size, position, materials, depth of overall projection and being retractable.

The fascia and projecting signs are appropriate in size and position. As the illumination is limited to the lettering only, they would not be considered unduly dominant in the street scene given the scale of the host building and neighbouring commercial units' signage.

On balance, the proposals are considered to be appropriate in terms of their impact on amenity and public safety, and therefore should be granted consent.

Other matters – hours of construction

The wider issues surrounding the works taking place are outside the control of planning matters in relation to this application. These matters are controlled under Environmental Health legislation and an informative regarding working hours will be added to the decision. However, it should be noted that on 13 May 2020, the government published a written ministerial statement on planning and construction working hours.

<https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Lords/2020-05-13/HLWS230/> This statement expects local planning authorities to approve requests to extend construction working hours temporarily to ensure safe working in line with social distancing guidelines and to enable sites to proceed at pace with work otherwise delayed as a result of COVID-19, until 9pm, Monday to Saturday, unless there are very compelling reasons against this.

Recommendation:- Grant advertisement consent

