



2022/5603/P 54 WARREN STREET, W1T 5NN

1 message

ALISDAIR BURKE

Tue, 14 Feb 2023 at 14:11

Attn : Enya Fogarty, Case Officer
Proposal : Install awning to shopfront

COMMENT ON ABOVE APPLICATION

1. The Application document displayed on the Authority's public website is not correct. It concerns another Application made in 2022 - nothing to do with the present Application. Consequently, relevant information concerning the present Application is not available to the public. Submitted, this serious procedural irregularity nullifies the decision-making process.
2. Despite the irregularity I shall proceed as best I can from my local knowledge.
3. Looking at the present Application, I see, as of 8th February 2023, revisions have been made to the proposed Awning treatment. The Application should be refused despite the revisions.
4. The Applicant restaurant proprietor has no interest in the historic environment in which his business operates. He operates the adjacent BangBang premises at No. 53. For years he has treated the adjacent pavements as his personal rubbish dump for his restaurant waste.
5. The subject premises now has four illuminated signs on its fascia which are switched on 24/7 which spoils the character of the area. None of these are authorised to my knowledge. Can this Application proceed whilst the applicant is in breach of planning regulations?
6. Will this proposed blind be similarly become some sort of Dutch blind in a permanent down position as at his adjacent premises? The subject premises (No 54) has some superior architectural merit to the adjacent No 53. Further, it was given a pastiche Georgian shopfront in its recent restoration by the current freeholders - the Fitzrovia Trust.
7. The proposed Awning will detract from the neo-georgian shopfront and obscure the period detailing. The facade of the building cannot accommodate the proposal. The fascia, as stated, is already cluttered with a proliferation of signage. At the time of the Fitzrovia Trust's work in the street two other premises, No's 57 & 61 and more recently at No 52 Warren Street - all were given period shopfronts in keeping with the Conservation Area. None of them have either applied for/would be granted permission for any awnings, it is submitted.
8. The Application details submitted give no indication as to the colour or visual design of the proposal. In the context of the Conservation Area this failure is another ground for refusal.
9. Has the Fitzrovia Trust itself been asked permission, as the landlord of the Applicant, for this awning? It may be a breach of his commercial Lease. The Trust, as a public charity, was set up to preserve and enhance the listed and period buildings in the street. Their advice should be sought before any further action in this matter.
10. This Application should be refused for the reasons given. Such an application cannot proceed whilst planning breaches are concurrent at the subject premises.

Alisdair Burke,