

Delegated Report		Analysis sheet		Expiry Date:		29/01/2014	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Carlos Martin				2013/7390/P			
Application Address				Drawing Numbers			
30 Oval Road London NW1 7DE				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of security roller shutter to west elevation entrance at ground floor level (Class B1). [Retrospective]							
Recommendation(s):		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	72	No. of responses	05	No. of objections	05
				No. electronic	05		
Summary of consultation responses:		Press notice published from 19/12/2013 to 09/01/2014. Site notice displayed from 18/12/2013 to 08/01/2014. 5 objections received.					
CAAC/Local groups* comments: *Please Specify		Regents Canal CAAC: No response.					

Site Description

The application site relates to the ground floor premises of a four to six storey block of self-contained flats and office space recently redeveloped. The site is located within the Regents Canal Conservation Area and is not listed.

Relevant History

2009/0066/P

Planning permission was granted subject to a legal agreement on 09/04/09 for the substantial redevelopment to create a part four, part five, part six storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbeys Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L).

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2011

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP30 Shopfronts

Camden Planning Guidance 2011

CPG1 (design)

Regents Canal Conservation Area Appraisal and Management Strategy 2008

Assessment

Retrospective planning permission is sought for the installation of solid metal security shutters to cover a ground floor window and a door facing Oval Road. The security shutters extend the full height of the openings. The application is in connection with a ground floor B1 unit.

The main issue to be considered is the impact of the proposal on the character and appearance of the building and the surrounding conservation area

Camden Planning Guidance 1 generally discourages external shopfront security measures and requires that other forms of enhanced shopfront security be considered instead of external shutters. Alternative security measures including the use of toughened or laminated glass and internal shutters are recommended instead. External shutters are considered to have negative environmental impacts including attracting graffiti, preventing natural surveillance and creating a hostile and unsafe appearance in streets and shopping centres.

It is considered that the proposed new solid shutter, when closed, has a negative impact on the character and appearance of the building and on the wider area by providing a negative, blank frontage during the hours when the offices are not open. The application building is located in a prominent position in the conservation area, near the canal. The addition of roller shutters on the Oval Road elevation is considered to be incongruous in its setting resulting in a 'fortress-like' appearance when the shutters are closed. Although the shutter is perforated, the holes are very small and the shutters appear solid. Furthermore, the obscuring of the window and door is considered to harm the

character and appearance of the building and the wider conservation area, contrary to policies CS14, DP24 and DP25 and to CPG1. These policies promote high quality design that integrates with its surroundings and the enhancement and preservation of conservation areas. The retention of the shutters is considered therefore significantly harmful in design and visual amenity terms.

Recommendation: That the Head of Legal Services be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended requiring the removal of the roller shutters.

The Notice shall allege the following breach of planning control:

The installation of roller shutter at ground floor Office (Class B1).

WHAT YOU ARE REQUIRED TO DO:

Completely remove the shutters and make good any damage to the frontage.

PERIOD OF COMPLIANCE

The Notice shall require that the shutters be removed within 3 months of the Notice taking effect.

REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE

(1) The proposed roller shutters, by reason of their location, design and external appearance, are an incongruous addition to the building, detrimental to the character and appearance of the building and the wider Regents Canal Conservation Area, contrary to the London Borough of Camden's Local Development Framework Core Strategy policy CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden's Local Development Framework Development Policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP30 (Shopfronts).