

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>16/12/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>21/11/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Tania Skelli-Yaoz				2013/5976/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Electric Ballroom 184 Camden High Street London NW1 8QP				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Replacement of steel railings and gates to rear entrance (between 23 Kentish Town Road and Trinity United Reform Church) with steel gates, including the removal and rebuilding of low brick wall, and alterations to adjacent shopfront facing Kentish Town Road in association with nightclub.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice 31/10-13-21/11/2013 Site Notice 25/10-15/11/2013 No representation received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					
<b>Site Description</b>							
The site is part of the Electric Ballroom nightclub which spreads over 2 street frontages. Its main frontage is on Camden High Street and the application relates to its rear backstage artists entrance on Kentish Town Road. The site is not listed and lies within the Camden Town Conservation Area. The application area is located within a designated secondary shopping frontage on Kentish Town Road.							

## Relevant History

None relevant.

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development  
CS7 Promoting Camden's centres and shops  
CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP30 Shopfronts

CPG1 (Design)  
CPG5 (Town centres)

Camden Town Appraisal and management Plan – Adopted October 2007.

## Assessment

Permission is sought for the replacement of existing gates and shopfront. During the course of the application, the original proposal for the gates and panels was revised and it is now proposed to replace the existing gates with similar style steel railings, which is discussed below. Additional information on the use and appearance of the existing shopfront was also submitted.

### Shopfront:

The existing shopfront is mostly screened behind old boarding. The agent has confirmed that this area behind the shopfront has been used as ancillary to the nightclub, as a back stage area for musicians and technicians to prepare for performances. The shopfront is proposed to be re-instated with fascia, top glazing panes and front glazing to match the previously existing as much as possible with timber frames. The glazing is annotated as obscured and has been proposed as such in order to provide privacy to the artists before performances.

The re-instatement of this long vacant derelict shopfront is welcome and considered acceptable. The obscure glazing is considered acceptable in this case. This part of the proposal is therefore considered to comply with CPG1 and 5 and policies DP24, DP25 and DP30.

### Gates:

This part of the proposal includes the removal of existing gates and replacement with sliding gates together with the re-building of a small wall section to the north of the site. The existing steel gates are 1.9m high. The replacement gates are proposed as 2.4m high. This increased height is proposed as such in order to overcome anti-social behaviour and scaling of gates before and during performances. The agent states that the measures taken so far for

*'combating anti-social behaviour include CCTV and Lighting which are positioned on the side wall of the property above the side door, this has failed to manage the problem hence the proposal to improve the gates to make it more difficult to scale them.'*

The above has been considered and the agent has been advised to support additional information with evidence to set out the anti-social issues relating to the activities associated with this elevation of the venue in order to allow a full assessment. The issue of scaling in itself is not considered sufficient to overcome the visual impact of the additional 0.5m in railings' height at this location, on a designated shopping frontage and within a conservation area. The increased height in a similar style steel railing style is considered to retain a hostile and unattractive feature within the streetscene and would be detrimental to the character and appearance of the Camden Town conservation area. As such, it is considered contrary to core strategies CS5 and CS14 and policies DP24 and DP25.

**Recommendation:** refuse planning permission.

