

Delegated Report		Analysis sheet		Expiry Date:		24/12/2010	
		N/A / attached		Consultation Expiry Date:		07/12/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/5722/P			
Application Address				Drawing Numbers			
Flats 1-19 23 Parkway London NW1 7PG				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of security gate to ground floor entrance of residential block (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses No. electronic	03 03	No. of objections	00
Summary of consultation responses:		11 adjoining occupiers were notified and a site notice displayed from 05/11/2010. Flats 15, 17 and 18 support the application as they believe it will prevent anti-social behaviour associated with the existing recessed entrance which includes people urinating and vomiting in the area, leaving litter, drug taking, using the area as a cigarette shelter, and trying to steal mail, break in and gaining unlawful access to the block via the service entrance.					
CAAC/Local group comments:		Camden Town CAAC raise no objection.					
Site Description							
The site is a six storey modern block of 19 flats at nos. 15-23 Parkway. It is located on the south side of Parkway near its junction with Arlington Road. At ground floor level nos. 15-21 form a single retail unit with no. 23 forming the entrance to the flats above. The site lies within the Camden Town Conservation Area and the Camden Town Centre.							

Relevant History

2003/3078/P & 2003/3079/C The demolition of existing single storey building and construction of a six storey building to provide a retail unit on the ground floor and 19 residential units on upper floors. Granted Subject to a Section 106 Legal Agreement 10/11/2005

Numerous subsequent applications for discharge of conditions and approval of details have been granted regarding doors/windows, landscaping, materials, screening, and plant.

Relevant policies

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP29 Improving access

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Planning Guidance

Camden Town Conservation Area Appraisal & management Strategy 2008

Assessment

The proposal is to install new security gates in front of the existing entrance. The main issue is the impact of the security gates on the host building and conservation area.

Design

The building is a six storey block of flats with a large retail unit at ground floor level. It was built in 2007 in a modern style featuring aluminium windows, glass balustrading, terracotta cladding and cream render.

The ground floor of no. 23 Parkway incorporates the residential and service entrances to the flats above. The residential entrance features a single obscured glass door with a more utilitarian pair of brown metal doors providing access to the service corridor alongside it. The entrances are set back from the front elevation by 1.1m creating an alcove which invites anti-social behaviour. Residents have complained of people using the area as a toilet and for drug taking, with smoking, vomiting, littering, and attempts to gain unlawful access to the flats via the service entrance compounding the problems. Camden Planning Guidance recognises that recesses can contribute to antisocial behaviour.

To counteract this it is proposed to install metal gates that are flush with the front elevation thus removing the attractiveness of the recess. The proposed metal gates and surround would be of an open geometric design with one door for the residential entrance and two doors for the service entrance. The doors would open inwards and not harm pedestrian movement.

The design would include L-shaped metal plates and orange/brown powder coated metal panels containing the door handles and entry system. The combination of metal frames with secondary sub-frames of thinner metal rods would give the new gates and surround an open appearance which would avoid creating a sense of hostility or fear of crime, and which would not obscure the original entrances nor attract graffiti. The openness of the structure would also not affect natural surveillance of the inner doors or create any hidden spaces. New low energy lighting would increase illumination of the space and new flooring would also improve its attractiveness.

The modern design and the use of galvanised metal and powder coated panels would reflect the design, colour and materials of the host building. As such the proposal would not harm the appearance of the building, street scene or conservation area in line with policies DP24, DP25 and CS14, furthermore the proposal would improve the quality of life for the residents of the block in line with policy CS5.

Recommendation: Grant Planning Permission

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