

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>27/09/2007</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>20/09/2007</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Alex Bushell				2007/3967/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
165 Arlington Road London NW1 7EX				404/LP, 404/PH01, 404/PH02, 404/PH03, 404/10, 404/11			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of new security gate with slide railing panel to match existing railings (to the secondary entrance door to the church) and retention of horizontal sliding security panels over the north front lightwell.							
<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 No. electronic	<b>02</b> <b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		S/N displayed 30/08/2007  The GLA raises no objections.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The Camden Town CAAC objects on grounds that the steel 'lid' is out of character with other forms of lightwell treatment in this part of Arlington Road.					
<b>Site Description</b>							
<p>The application relates to the front lightwell and access to the basement area of the Our Lady of Hal RC Church in Arlington Road. The part of the site concerned is on the north side of the main access door and the secondary south access.</p> <p>The site is within the Camden Town Conservation Area and the building is defined as a 'positive contributor'. It was built in 1933 to the design of W Mangan – constructed in dark brick. The adjoining group of buildings to the south (157-161 Arlington Road) are Grade II listed and the description includes 'attached railings'.</p>							
<b>Relevant History</b>							
PE9900519 PP granted 21/11/2000 for "A single storey rear extension to the Church Presbytery"							
PEX0000601 PP granted 21/11/2000 for "The provision of a wheelchair access ramp to the ground floor of the Church Presbytery and handrails for the existing ramp and associated alterations to the existing balustrading"							

## Relevant policies

### Replacement Unitary Development Plan 2006

SD1D (Sustainable Development – Community safety), B1 (General design principles), B3 (Alterations and extensions), B6 (Listed buildings), B7 (Conservation areas)

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage), CS17 (Making Camden a safer place), DP24 (securing high quality design), DP25 (Conserving Camden's heritage), DP29 (Improving access)

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan

### Supplementary Planning Documents

The Camden Town Conservation Area Appraisal and Management Strategy  
SPG – Conservation areas, Designing safer environments.

## Assessment

The application is part retrospective and part new proposal as follows:

- a new access gate that matches the railing across the opening/bridge to secondary access door (south) and
- The retention of a sliding metal 'lid' for security over the railing surrounding the lightwell on the north side of the entrance. The sliding lid is for security purposes to prevent late night access to the front basement area via the existing stair.

The main considerations are issues associated with safety/security and any harm that may be caused to the character and appearance of the Camden Town Conservation Area.

There are many examples of lightwells with railings in this part of Arlington Road including opposite and to the south. The buildings to the south are listed and the listing includes the railings. The character of building types changes to the north with a higher wall/railing surrounding a commercial forecourt area.

There is no objection to the proposed new entrance gate as it is proposed to be designed to match the existing railing.

The existing security panel on the other hand is entirely inappropriate and out of character with the more slender black painted metal railings. The design has a 'chunky', crude, unfinished metal utilitarian appearance and it sits inappropriately on the railing and appears incongruous and visually obvious. It is therefore harmful to the character and appearance of the conservation area and is contrary to adopted UDP policies B1, B3, B7 and LDF policies CS14, DP24 and DP25 and **refusal of permission is recommended** on this basis.

Have regard to the reasonable need for the church to secure the basement area, negotiations have been taking place to seek an alternative approach to the design. The building opposite has a simple black painted railing cover at pavement level that lifts against the wall on hinges. It has been suggested to the appellant that this may be a suitable less visually harmful alternative. An informative is included to encourage continued negotiations in this regard.

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