

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/09/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		06/09/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Willis				2010/3723/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Unit 7 New College Parade Finchley Road London NW3 5EP				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>							
Installation of new shop front and external security roller shutter to existing restaurant.							
<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>08</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		None received  Site notice erected 04/08/2010					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received					
<b>Site Description</b>							
New College Parade is located on the eastern side of Finchley Road. The parade is within the Finchley Road/ Swiss Cottage Town Centre and contains shops and other commercial uses at ground floor level.  Unit 7 New College Parade is situated towards the middle of the parade, and is currently used as a restaurant (Use Class A3).							
<b>Relevant History</b>							
None.							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b>							
SD1- Quality of life SD6- Amenity of occupiers and neighbours B1 – General design principles B3 – Alterations and extensions B4 – Shopfronts, advertisements and signs							
<b>LDF Core Strategy and Development Policies</b>							
<i>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</i>							

*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.*

### **LDF Core Strategy**

CS7 – Promoting Camden's centres and shops

CS14 – Promoting high quality places and conserving our heritage

CS17 – Making Camden a safer place

### **Development Plan**

DP24 – Securing high quality design

DP30 – Shopfronts

### **Assessment**

The proposal seeks the following alterations to the existing shopfront:

- Installation of new solid shutter;
- Relocation of existing entrance door; and
- Installation of a new awning.

The key considerations for the proposed shop front alterations relate to design, community safety and impact on amenity.

### **Design**

The application seeks to relocate the main entrance door from the centre of the front elevation to the far left hand side of the elevation (an existing door is also located to the far right of the front elevation). This would have a minimal impact on the character and appearance of the building and the wider area. There are therefore no design objections to the proposed relocation of the entrance door.

The proposed new awning would be 2.8 metres from the ground at its lowest point, protruding 1.5 metres from the front elevation of the building (the existing awning protrudes by 1.7 metres). The proposed awning is very similar to existing, would have a negligible impact on the appearance of the building, and therefore raises no concerns in design terms.

It appears that the solid shutter has already been installed; the application in this respect is therefore retrospective. It appears that there was a shutter at the premises previously but that this was not solid in its design (although this has not been shown on the submitted drawings). The existing shutter box would be used to house the new shutter. It is considered that the proposed new solid shutter would, when closed, have a negative impact on the character and appearance of the shopfront and on the wider area by providing a negative, blank frontage during the hours when the restaurant is not open. Camden UDP paragraph 3.43 states that solid shutters will generally not be acceptable. It appears, that is an existing shutter at the premises as indicated by the shutter box on the as existing drawing

### **Community safety**

UDP Policy B4 and Development Policies (Pre-adoption version 2010) Policy DP30 state that Camden will consider community safety when considering applications for shopfront development. Whilst the proposed door relocation and new awning do not raise any issues to this regard, the proposed solid shutters do raise community safety concerns.

The applicant has stated that solid shutters are being sought in order to reduce the potential for vandalism to the property. However, Camden considers that solid shutters raise wider community concerns by reducing the potential for natural surveillance and creating an unfriendly local environment. Paragraph 30.9 of the Camden Development Policies DPD (Pre-adoption version 2010) states that "Solid shutters are generally not considered to be acceptable as they are unsightly and can

generate feelings of insecurity in those walking by, hide internal intruders and encourage graffiti". If this application were to be approved, it may set a precedent for further, similar changes in the area which would add to the community safety issues raised by this application. The solid shutters proposed in this application are therefore considered to be unacceptable.

### **Amenity**

The application does not raise any concerns relating to amenity, except for the community safety issues discussed above.

### **Conclusion**

The application is considered to be unacceptable due to the design and community safety concerns raised by the proposed solid shutters.

Recommend refusal.

### ***Planning enforcement***

Camden's Planning Enforcement team will be notified of the unauthorised installation of the unauthorised shutter.

### ***Advertisement regulations***

It should be noted that the drawings provided alongside the application also show a proposed new fascia sign. An informative will be provided alongside the Decision Notice advising the applicant that separate Advertisement Consent may be required for the proposed fascia sign.

### **RECOMMENDATION:**

Refuse planning permission

### **Disclaimer**

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