

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/08/2010
		N/A / attached		Consultation Expiry Date:	28/07/2010
Officer			Application Number		
Aysegul Olcar-Chamberlin			2010/3348/P		
Application Address			Drawing Numbers		
120 Whitfield Street London W1T 5EG			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Installation of new entrance door to ground floor front elevation of residential property (Class C3).					
Recommendation:		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>The occupiers of Flat 6 Whitfield Street objected to the proposal. In summary, their concerns are:</p> <ul style="list-style-type: none"> The propose door would be a nuisance to the occupiers of the flats as it would have no letterbox. The managing agent of the property informed that the buttons next to the door would provide access to the flats' individual letterboxes; between 8.00 and 10.00. This would be impractical and would prevent delivery of notices for local event communications and parcels etc. <p><i>Response: The lack of letter box, the management of the entry phone system and doorbell are matters to be addressed by the management of the block of flats. However an informative would be attached to the decision to encourage the provision of a design solution to ensure the current level of accessibility to residents' letter boxes that is outside of the hours noted above is retained.</i></p>					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC made no comments.					
Site Description						
<p>The application site is located on the junction of Whitfield Street and Warren Street and comprises a three-storey plus attic level accommodation property. The site is located in the Bloomsbury Conservation Area. The ground floor of the property that fronts Warren Street and half width of Whitfield Street elevation are in commercial use. The upper floors are occupied as residential flats. The entrance door to that block of flats is located on the Whitfield Street elevation of the building.</p> <p>The site is falls within a central London area.</p>						
Relevant History						
2009/4602/P – Planning application was withdrawn on 13/01/2010 for the installation of external security gate at ground floor front entrance to flats (Class C3).						
Relevant policies						
Replacement Unitary Development Plan 2006 SD1D - Community Safety SD6 - Amenity for occupiers and neighbours. B1 - General Design Principles B3 - Alterations and extensions B7 - Conservation Area						
Camden Planning Guidance 2006						
Bloomsbury Conservation Area Statement						
LDF Core Strategy and Development Policies <i>As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.</i>						

CS5 – Managing the impact of growth and development
CS17- Making Camden a safer place
CS14 – Promoting high quality places and conserving our heritage
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal

Permission is sought to install a door with a new entry phone with trade buttons/doorbells that would enclose the existing recessed entrance to the block of flats on the Whitfield elevation. This would increase security by restricting access into the building.

Design/Conservation Area

The existing door is timber with glazing detailing. The proposed door would match the existing door in terms of materials and its appearance and its positioning and detailing would respect the fenestration detailing of the surrounding properties. The new entry phone with trade buttons would be located on the wall next to the door and they would be small additions to the Whitfield Street elevation of the building. At ground floor level, the building also has two solid roller shutters; in this context it is considered that the proposed door together with new entry phone and trade buttons would not have a detrimental impact on the overall appearance of the building or the character and appearance of the Bloomsbury Conservation Area.

The existing recessed area encourages anti-social behaviour and rough sleeping. The location of the proposed door would block the recessed area and secure entrance into the building. The Crime Prevention Design officer supports the application as it would discourage anti-social behaviour including use of the recessed entrance for possible rough sleeping, drug dealing etc. The proposal would improve safety for the residents and pedestrians using the street and is therefore in compliance with policy SD1D and the principles of 'secure by design'.

The proposal is considered to respect the historic context of the area and increase security in the area therefore it would comply with policies SD1D, B1, B3 and B7 of the UDP.

Amenity

Due to the location and positioning of the proposed door with associated entry phone and trade buttons, the proposal would not have a detrimental impact on the current levels of daylight, sunlight, outlook or privacy or surrounding residential properties. Thus, the proposal complies with the aims of policy SD6 of the UDP.

Recommendation: Grant conditional planning permission.

DISCLAIMER

Decision route was decided by nominated members on 16th August 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>