

Delegated Report		Analysis sheet	Expiry Date:	15/12/2009
		N/A / attached	Consultation Expiry Date:	07/12/2009
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			2009/2280/P	
Application Address			Drawing Numbers	
12 - 14 Endsleigh Gardens London WC1H 0EH			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of new metal gates with security screen and railing at entrance gate (Use Class C2).				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	39	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 02/11/09 to 23/11/09.</p> <p>No reply from the adjoining occupiers is received.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC objected to the proposal and considered the proposed railings, gates and security screen to create a cage appearance on the street which would be completely unacceptable.</p>					
Site Description						
<p>The application relates to two four-storey-terrace properties with 'classical style' on the south side of Endsleigh Garden in the Bloomsbury Conservation. The properties have been used to accommodate homeless and vulnerable groups of people. The properties are considered to be a positive contributor to the appearance and character of the conservation area.</p>						
Relevant History						
<p><u>Application property:</u> PSX0104525 – Planning permission was granted on 10/10/2001 for the alterations to the elevations including the replacement of a number of windows on the front, rear and side elevation, upgrading the external paved areas, creation of a kitchen staff area/changing room, erection of a conservatory at basement level (rear), provision of a ramp at Taviton Street entrance and internal alterations including additional hostel rooms and lift, in association with the continued use of the premises as a hostel (sui generis).</p> <p><u>Adjoining property:</u> The existing railings and gates at front porches at 9-11 Endsleigh Gardens do not benefit from a planning permission. The Council's enforcement section had an investigation for those railings and gates in 2005. It was considered that the railings and gates were immune from Enforcement action as they had been erected more than four years ago (ref: EN05/0035).</p>						
Relevant policies						
<p>Camden Replacement Unitary Development Plan 2006 SD6- Amenity of Occupiers and Neighbours B1 – General design principles B3 – Alterations and extensions B7 - Conservation Areas</p> <p>Camden Planning Guidance 2006</p> <p>Bloomsbury Conservation Area Statement</p>						

Assessment

It is proposed to install railings to the either side of the front porch and security screen and gates to the front of the porch to increase the security (close to the middle of the terrace). The proposed security screen would be above the proposed gates and would prevent any possible access above the gates.

Design

The application properties form part of a typical terrace in the Bloomsbury Conservation Area with small rail front areas and decorative porches projecting up to the pavement. The conservation area statement recognises the railing at the front of the properties as important features. The railings and porches at the terrace are considered to be important features and any new development should respect the appearance and detailing of these features.

The application properties are open to views from Euston Road via Friend's House's garden. The details of porches from Euston Road are particularly noticeable above the railings on the front boundary of the terrace. The proposed railings, security screen and gates with plain metal bars would infill the openings between the columns of the porch and would be highly noticeable on the streetscenes as they are located above the existing railings around the front areas.

The detailing of the proposed railings and gates would not match the existing railings at the front of the terrace. Due to their locations and detailing they would be inappropriate additions to the front porch which would detract from the architectural interest of the application properties and the appearance and character of the wider conservation area.

It is noted that there are security railings and gates at the front porches of the adjoining terrace properties (9-11 Endsleigh Gardens). Those railing and gates have similar detailing to the street railings around the front areas and do not fully infill the openings. However, they are still considered to be inappropriate additions to the terrace as they are located above the street railings. It is also noted they had been erected without planning permission and became immune to enforcement action and therefore they are not considered to set precedent for a similar developments in the area in the future. The proposal would be contrary to policies B1, B2 and B7 and unacceptable in design terms.

The justification provided for the necessity of the proposed railing and gates is not considered to warrant approval for such railings and gates given the detrimental impact they would have on the appearance and character of the buildings and the conservation area. In addition to that, the application properties could be secured by alternative measures such as discreet cameras or movement lights etc.

Amenity

The proposal does not raise any amenity issues in terms of loss of daylight/sunlight, outlook and privacy. The proposal is therefore acceptable in terms of policy SD6.

Recommendation

Refuse planning permission.

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