

Delegated Report		Analysis sheet		Expiry Date:		17/10/2007	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		01/10/2007	
Officer				Application Number(s)			
Cassie Plumridge				2007/2697/P			
Application Address				Drawing Numbers			
21 Camden High Street London NW1 7JE				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Retention of existing shop front and installation of new external aluminium open grill security roller shutter.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		None.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Camden Town CAAC objected to the application and in summary raised the following concerns:</p> <p><i>New shop front not appropriate.</i> <u>Response:</u> Please see assessment section of the report for comments regarding design of the shop front to be retained.</p> <ul style="list-style-type: none"> <i>No roller door details have been provided.</i> <u>Response:</u> Please see assessment section of the report for comments regarding the roller door. 					
Site Description							
The property is located on the West side of Camden High Street, north of Mornington Crescent tube station. The ground floor property is used as a pharmacy and the upper three floors are in Use Class C3 (residential) use. The property is not listed but is in the Camden Town Conservation Area. There are numerous styles of shop-front on this terrace and in the surrounding area.							

Relevant History

A planning application, for the *“Replacement of shopfronts and repair and refurbishment of front elevation on upper floors”* was withdrawn on 9th March 1998. Reference PE9700304

On 11th August 2005, photographs were taken of the shop front and the external metal roller shutters. The Council has no record that planning permission has been granted for these alterations to the building.

On 12th September 2005, the Council wrote to the owner to submit a retrospective planning application for the retention of the shop-front. This letter also stated that it would be unlikely that the external metal roller shutter would be granted planning permission. The owner was advised to submit a planning application to retain the shop front and remove the external metal roller shutters from the building. A period of 28 days was given from the date of that letter to comply with this request.

On 23rd September 2005, the owner wrote to the Council stating that the external roller shutters were required to provide security for the medical supplies that are kept in the shop. On 3rd October 2005, the Council provided a copy of the SPG notes relating to shop-fronts and alternative security measures that may be implemented in replacement of solid metal roller shutters.

On 27th September 2005 the owner submitted a planning application without any drawings to retain the shop front and external metal roller shutters. This application could not be validated for decision, and reminder letters have been sent on 19th October 2005, 1st December 2005, and the 9th March 2006, for the relevant details to be sent to the Council. To date these have not been received. On the 23rd August 2006 the Council wrote to Mr Patel withdrawing his invalid planning application (Reference 2005/4069/Invalid).

On 20th July 2006, a letter was sent stating that enforcement action will now commence to remove the external metal roller shutters from the premises. The owner responded and wanted a step-by-step guide to resolve the matter. Mr Gary Bakall advised Mr Patel on the 27th July 2006 by telephone what he needed to do and also advised that these details had already been given.

On the 24th April 2007, a telephone call was made to Mr Patel advising him that as the breach of planning control has not been resolved an enforcement notice will now be served. He may choose to submit an application to the Council within 14 days if he chooses to do so.

On the 1st May 2007, Mr Patel was sent a confirmation letter with all the previous correspondence sent to him giving 14 days to submit his application. Details of architects and planning consultants were given in leaflet form.

On 30th May 2007 the current application was lodged. Further information was requested, and upon receipt the application was validated on 22nd August 2007.

On 31st August 2007 an enforcement notice that was issued for the removal of the unauthorised external solid metal roller shutter and its associated fixtures and fittings, which requires compliance within 2 months of the date of the notice taking effect (31st October).

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement UDP 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- B1 – General Design Principles
- B4 – Shop fronts, advertisements and signs; Part 1: Shop fronts.
- B7 – Conservation Areas

Camden Planning Guidance

Camden Town Conservation Area Statement

Assessment

Proposal:

The application seeks planning permission for the retention of existing unauthorised shop front and installation of new external metal open grill roller-shutter, following the removal of the unauthorised solid metal security grill.

It is noted that the applicant submitted additional information regarding the nature of the new security roller shutter. The applicant provided aluminium punched shutter specifications which demonstrated the nature of the proposed new security roller shutter.

Assessment:

The principal considerations material to this development are the effect the replacement shop-front and the external open grill metal roller shutter would have on the character and appearance of the Camden Town Conservation Area, the external appearance of the building and on the neighbouring amenity.

The replacement shop front is simplistic in design, and constructed of aluminium, and of similar design to that which it replaced. Policy B1 (General Design Principles) states that the Council will grant planning permission for development that is designed to a high standard. This includes seeking to improve the attractiveness of an area and not harm its appearance, or amenity. The shop-front itself is of an acceptable design and is considered to comply with Policy B1 of the Council's Replacement Unitary Development Plan 2006.

The scheme proposes to replace the unauthorised solid metal roller shutter with an open grill roller shutter, utilising the shop-front design which incorporates a box housing and external solid metal roller shutter. Policy B4a states that security shutters should generally be internal and that solid shutters will not generally be acceptable. The existing external solid metal shutter when in its lowered position has the effect of creating a fortress-like appearance, which makes the area appear more hostile; and it obscures the shop front, which prevents any passive surveillance in and out of the shop and also has the potential to attract graffiti. The proposed open grill punched shutter is considered to be acceptable.

The box housing that has been installed is fairly discreet behind the fascia sign, and is not considered to cause visual harm to the external appearance of the building.

Policy B7 states that developments in Conservation Areas will only be granted if they preserve or enhance the special character or appearance of the Conservation Area. The shop-front and proposed roller shutter, by virtue of its design, complies with Policies, B1, B4a and B7 of the Council's Replacement Unitary Development Plan 2006, Camden Planning Guidance and the Camden Town Conservation Area Statement.

It is noted that an informative will be placed on the permission advised that on 31st August 2007 an enforcement notice that was issued for the removal of the unauthorised external solid metal roller shutter and its associated fixtures and fittings, and that this notice requires compliance within 2 months of the date of the notice taking effect, 31st October 2007. Given the removal of the existing unauthorised security shutter is addressed by the enforcement notice, the decision does not need to be conditional on the removal of the existing roller shutter on the site.

Recommendation: Grant planning permission