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|---|----------------------------|---|-------------------------------------|----------------------------------|----|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 26/07/2007 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Tom Webster | | | | 2007/2392/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 98 Leather Lane London EC1N 7TX | | | | See draft decision notice. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Installation of two solid metal security shutters to the ground floor level front elevation of the existing office/retail unit. | | | | | | | |
| Recommendation(s): | | Refusal of Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 00 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | A site notice was displayed on the 20/06/2007 and the consultation period expired on the 11/07/2007. No objections were received. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/A | | | | | |

Site Description

The application site consists of a narrow 5-storey infill property that is currently used for office space (Class B1). The building is not listed but is located within Hatton Garden conservation area and is very close to Clerkenwell Road.

Relevant History

None relevant.

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.

Adopted Replacement UDP (July 2006)

S1 'Strategic policies',
SD6 'Amenity for occupiers and neighbours',
B1 'General design principles',
B3 'Alterations and extensions'
B4a 'Shopfronts'
B7 'Conservation Areas'

Camden Planning Guidance 2006

Conservation Areas, Shopfronts

Assessment

Planning permission is sought for the installation of two solid metal security shutters to the ground floor level front elevation of the existing office/retail unit.

The main issues to be considered are:

1) Impact on the character and appearance of the building and the conservation area

2) Impact on access to the building.

1) The Camden Planning Guidance of the UDP 2006 generally discourages solid roller shutters because they are considered to be 'visually unattractive, attract graffiti and create hostile and unsafe streets.

The application site is an infill property five storeys in height with identical window pattern on each of the upper floors. The ground floor frontage consists of two single doors and sectioned window frames. By covering these (almost fully) with two solid roller shutters, the character and appearance would be disrupted; what is proposed here is at odds with the existing character of the building. Furthermore, as the building is prominently located in a conservation area the roller shutters would also result in having a negative impact on the wider conservation area. As highlighted above, the two roller shutters are contrary to policies B1, B4a and B7 of the UDP and also the Council's SPG 'Camden Planning Guidance' and is recommended for refusal.

2) The two roller shutters would not affect the access arrangements of the building

Conclusion

The two proposed solid roller shutters would have an adverse impact on both the character and appearance of the building and the wider Hatton Garden conservation area. As such, the scheme would be contrary to the relevant policies of the UDP 2006 listed above and is recommended for refusal.