

Delegated Report		Analysis sheet	Expiry Date:	16/07/2013 [Target: 8/8/13]
		N/A / attached	Consultation Expiry Date:	13/08/2013
Officer			Application Number(s)	
Tania Skelli-Yaoz			2013/2616/P	
Application Address			Drawing Numbers	
4 Goodge Place London W1T 4SB			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Retrospective application for the installation of roller shutter at ground floor Office Class B1.				
Recommendation(s):		Refuse planning permission and issue enforcement notice		
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:	SN displayed (expired 25/7/13) and PN advertised (expired 17/7/13). No representations received.
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CAAC/Local groups comments:	<p><u>Charlotte Street Association</u>: objection. The shutter creates a hostile environment, degrades the street scene, is detrimental to the character and quality of the Conservation Area and contrary to policy. The application should be refused and enforcement action taken to secure its removal.</p> <p><u>Bloomsbury CAAC (Charlotte Street CAAC)</u>: The BCAAC object to this proposal as it is contrary to policy and detrimental to the character of the Conservation Area.</p>
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Site Description

The application site is a shopfront within a terraced traditional frontage with office/residential above. The site lies within the Charlotte Street Conservation Area (CA). The site is identified as a positive contributor within the CA.

The site adjoins two directly adjacent shopfronts with similar shutters and other shopfronts on the street. The site is set away from a main road, in a mews-like setting, however Goodge Place is relatively wide and readily visible from Goodge Street.

Relevant History

No relevant history for site or adjoining sites.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

DP30 Shopfronts

CPG 1: Design, sections 7.25-7.35

Charlotte Street Conservation Area CA appraisal and management plan - July 2008

Assessment

Permission is sought for the retention of the existing solid roller shutters to the shopfront. The applicants have raised security issues in the area and previous burglaries to their premises as an issue. Low foot traffic in evenings and weekends was listed as one of the triggers and the adjacent other 2 shopfronts with solid grilles as further justification.

The main considerations with this application are design & conservation and safety & security.

The Met Police Design-out-crime officer has been consulted to comment on this proposal. It was advised that shutters should be to a security standard of Loss Prevention Standard (LPS 1175 SR 1 or 2) and that perforated shutters, which comply with CPG and recommend as more aesthetic in street scene, could be tested to perform as solid shutters to security standards.

Crime statistics for this area are not significantly higher than the immediate surrounding area in Bloomsbury and west end therefore the retention of solid roller shutters as a crime deterring feature cannot be justified and supported in the context of this conservation area.

Notwithstanding the submitted evidence Camden's guidance, which has been carried out in consultation with crime design prevention officers, states that installing solid roller shutters is not acceptable and therefore against policy. The building is a positive contributor to CA and forms part of the largely unaltered little enclave of Goodge Place. The proposed solid shutter would also prevent natural surveillance along the street which has already been reduced by the presence of roller shutter at the properties either side. The roller shutters on the properties either side have been in place for over four years and therefore are immune from enforcement action. If a solid roller shutter is required Camden would always suggest one that is installed internally, as has been suggested.

Accordingly, the proposal for the retention of the roller shutters is considered contrary to policies CS14 of the Camden Core Strategy and policies DP25 and DP30 of the Camden Development policies LDF. These policies promote high quality design that integrates with its surroundings and the enhancement and preservation of conservation areas. The retention of the shutters is considered significantly harmful in design and visual amenity terms.

Recommendation: That the Head of Legal Services be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended requiring the removal of the roller shutters.

The Notice shall allege the following breach of planning control:

The installation of roller shutter at ground floor Office (Class B1).

WHAT YOU ARE REQUIRED TO DO:

Completely remove the shutters and make good any damage to the frontage.

PERIOD OF COMPLIANCE

The Notice shall require that the shutters be removed within 3 months of the Notice taking effect.

REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE

(1) The retention of the solid roller shutters, by reason of their design and appearance, would prevent natural surveillance and would be detrimental to the character and appearance of the building and the Bloomsbury conservation area, contrary to the London Borough of Camden Local Development Framework Core Strategy 2010 policies CS14 (Promoting high quality places and conserving our heritage) and CS17 (Making Camden a safer place); and the London Borough of Camden Local Development Framework Development Policies DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) and DP30 (Shopfronts) of the London Borough of Camden Development Policies.

