

Village Newsagent

14 Heath Street NW3 6TE

Appeal ref APP/X5210/C/16/3149036

Grounds of Appeal

(a) Planning Permission should be granted for the retention of an external roller shutter and fixtures on the shopfront

The installation of the roller shutter has unfortunately been necessitated by a significant degree of insecurity in that break-ins have occurred both during the time of this owner and his predecessor. Because of the frequency of these break ins it is no longer possible to obtain insurance cover against this type of theft or the damage to the property that it incurs.

The roller shutter consists of a box containing the blind and guides down the side of the shop front. When the blind is retracted it is within the box. The box itself is invisible as it is covered by a dutch blind canopy which shades the front of the shop and only the side frames are visible. The shutter is retracted and not visible between the early morning and when the shop closes in the evening. Retractable blinds are not unusual in the area, and the jeweller at no 17 Heath Street has one.

Consideration has been given to fitting a shutter internally, but it would require a major shop refit and would reduce the space available which is very limited in this small retail unit

Camden's policies do not preclude roller shutters in terms, nor should they.

(b) That there has not been a breach of planning control

The roller shutter that has been installed is not an alteration to the building but a fixture to the outside of it. Its installation does not materially alter the external appearance of the building contrary to s55(2)(a)(ii) Town and Country Planning Act 1990. 'Materially' is defined by the Oxford English Dictionary as '*In a significant way; considerably*', and the actual degree of the alteration cannot be said to be material other than in the relatively short period when the shutter is closed.