

**152 CAMDEN HIGH STREET
LONDON
NW1 0NE**

**GROUND OF APPEAL ON BEHALF OF
MR GURINDER SINGH MADHAN**

**PLANNING REFERENCE: 2015/6252/P
ENFORCEMENT REFERENCE:**

Statement prepared by:

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1. INTRODUCTION

- 1.1. This report provides the Grounds of Appeal against the absence of a decision of a planning application for – and enforcement against – the installation of a new shop front to the retail unit (Class A1) and alterations to residential entrance door (retrospective) at 152 Camden High Street, London.
- 1.2. The development type is a ‘Commercial Minor Alteration’
- 1.3. We act for Mr Gurinder Singh Madhan (herein referred to as ‘Mr Madhan’) of 152 Camden High Street, London, NW1 0NE.
- 1.4. The site which is the subject of this appeal is a terraced four-storey property of mixed use (commercial and residential) in Camden Town Conservation Area.
- 1.5. Having considered the appeal site, this grounds of appeal provides further written evidence to support the appeal submission beginning with the background to the current proposal.

2. BACKGROUND

- 2.1. A planning application for the installation of a new shop front to the retail unit (Class A1) and alterations to residential entrance door (retrospective) was submitted by Bashkal Associates to the London Borough of Camden (herein referred to as ‘the LPA’). This scheme was registered with the LPA on 15th February 2016. The planning application number is 2015/6252/P.
- 2.2. The application is shown not to have been decided on the LPA’s online planning register, and remains only as ‘registered.’ The statutory period within which a decision should have been issued by the LPA may now have been exceeded.
- 2.3. An Enforcement Notice was issued relating to the development on 20th March 2016. The Enforcement Notice reference number is EN15/1155. The breach of planning control alleged is the unauthorised installation of two solid roller shutters with a shutter box to the ground floor shop front of the property.
- 2.4. The Enforcement Notice was issued for the following reasons:
 - 2.4.1. The above breach of control occurred within the last four years.
 - 2.4.2. The roller shutters and shutter box, by reason of their location, design and appearance, and impact on natural surveillance, result in an incongruous addition which is detrimental to community safety and harms the character and appearance of the building and the Camden Town Conservation Area, contrary to the London Borough of Camden’s Local Development Framework Core Strategy policy CS14 (promoting high quality places and conserving our heritage), 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 (Shop fronts).

3. GROUNDS FOR APPEAL

3.1. This section sets out the grounds for this appeal submission by first considering the Development Plan and then other relevant material considerations.

The Development Plan:

3.2. The development plan in this instance consists of the London Borough of Camden's Local Development Framework Core Strategy and Development Plan for Camden.

3.3. Core Strategy policy CS17 (Making Camden a safer place)

The installation of shutters and a shutter box provides safety and security for the No. 152 from Camden High Street elevation. It is felt that this addition does not have a detrimental impact on community safety.

4. ADDITIONAL COMMENTS

4.1. Gordon Macqueen & Margaret Richardson, Co-Chairs of the London Borough of Camden Conservation Area Advisory Committee (CAAC) commented in response to a consultation on the above planning application that is yet to be decided "we are writing on behalf of the Camden Town CAAC. We approve the proposed design..."

4.2. It is felt that it would be beneficial to allow for the LPA to first consider and determine the currently registered planning application, visit the site, compare it to the surrounding environment and properties, and provide a report of its views and findings, together with its final decision.