

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	08/12/2017
		N/A / attached		<b>Consultation Expiry Date:</b>	21/12/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Ben Farrant			1. 2017/3497/P 2. 2017/3689/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Nos. 1-17 Regent's Park Terrace London NW1 7EE			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of 4x pairs of CCTV security cameras mounted on the underside of the balconies at Nos. 1, 6, 11 and 17 Regents Park Terrace, connected by a black cable duct running along the top of the balcony terrace from Nos. 1 to 17					
<b>Recommendation(s):</b>		Refuse planning application and listed building consent			
<b>Application Type:</b>		1. Full Planning Permission 2. Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refuse Consent</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice for the planning application was displayed between 10/11/2017 and 01/12/2017, with a re-consultation following amendments to the plans between 24/11/2017 and 15/12/2017.</p> <p>The planning application was advertised in the Ham and High between 09/11/2017 and 30/11/2017, with a re-consultation following amendments to the plans between 30/11/2017 and 21/12/2017.</p> <p>A site notice for the listed building consent application was displayed between 02/11/2017 and 23/11/2017, with a re-consultation following amendments to the plans between 24/11/2017 and 15/12/2017.</p> <p>The listed building consent was advertised in the Ham and High between 02/11/2017 and 23/11/2017, with a re-consultation following amendments to the plans between 30/11/2017 and 21/12/2017.</p> <p>No responses were received.</p>					
<b>Primrose Hill Conservation Area Advisory Committee</b>	<p>One response was received from the Primrose Hill CAAC as follows:</p> <p>“We would have no objection to the proposal so long as the ducting, where it runs against the render, is chased into the render which is then made good. The cameras should be of a colour to be minimally visible.</p> <p>We note that there is a legal obligation to inform passers-by that they are being videoed: these notices, their form and location, should also be the subject of Listed Building consent.”</p> <p><i>Officer Response: Noted</i></p>					

## **Site Description**

Nos. 1-17 Regent's Park Terrace forms a rigidly designed symmetrical façade with slightly projecting end houses dating from c1840-50. Each property is four storeys high, with basements, narrow lightwells and railings. Decorative features include rusticated stucco at ground and basement levels, stucco surrounds and brackets to windows, continuous first floor balcony, railings and prominent cornices.

The properties are sited within the Primrose Hill Conservation Area, and are Grade II Listed Buildings.

## **Relevant History**

None directly applicable

## **Relevant policies**

**National Planning Policy Framework 2012**

**The London Plan March 2016**

**The Camden Local Plan July 2017**

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

**Camden Planning Guidance**

CPG1 - Design

CPG6 - Amenity

**Primrose Hill Conservation Area Statement January 2001**

## Assessment

The application proposes the installation of 4 pairs of CCTV security cameras mounted on the underside of the balconies at nos. 1, 6, 11 and 17 Regents Park Terrace, connected by a black cable duct running along the top of the balcony terrace from nos. 1 to 17.

The properties are specifically addressed within the Primrose Hill Conservation Area Statement due to their 'rigidly designed symmetrical façade' and are considered to make a significant contribution to the character and appearance of the conservation area, and form a significant heritage asset both individually and as a uniform terrace.

By reason of their number and siting, the proposed CCTV security cameras would form a visually prominent and incongruent feature on the approach to these heritage assets, detracting from their character, appearance and historic interest.

Although it could be argued that the proposal could potentially lead to a reduction in crime, it is only a potential benefit that has not been demonstrated so has been afforded little weight.

The proposal is thereby considered to constitute less than substantial harm to these Grade II Listed Buildings, with no public benefit derived from the scheme. In the absence of any demonstrable public benefit, the proposal is considered to be contrary to Section 12 of the NPPF which seeks to preserve and enhance heritage assets. Similarly the proposal would be contrary to Policy D2 of the Local Plan (2017) which seeks to preserve and enhance the character or appearance of heritage assets.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16, 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed alteration would not unduly impact on the amenities of nearby occupants.

No comments were received in relation to this scheme following public consultation, and the CAAC and Designing Out Crime Officer responded making no objection. The planning history of the site and surrounding area has been taken into account when determining this application.

Given the above assessment, the proposed development is contrary to policies D1 & D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

### Recommendation

1. Refuse planning permission
2. Refuse Listed Building Consent