

Application ref: 2018/3811/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 9 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Jon Dingle Ltd
29 The Green
Winchmore Hill
London
N21 1HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement and Ground Floors
Former Car Storage Facility
Stanhope Street
London
NW1 3RA

Proposal: Alterations to ground floor frontage.

Drawing Nos: Site location plan; 4762-2 Rev A; Signage & frontage details from Sussex Sign Company (ref. 43273_V5) dated 15/11/2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 4762-2 Rev A; Signage & frontage details from Sussex Sign Company (ref. 43273_V5) dated 15/11/2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed alterations to the ground floor frontage involve the introduction of glazing to replace some existing grilles and metal mesh facing materials, the infill of existing corner recess, and replacement of existing external security shutters and low level grilles.

The installation of external security shutters are typically resisted due to their unsightly appearance, and potential to attract graffiti and generate fear of crime. However, it is recognised that external security shutters are a common and necessary requirement for storage facilities of this kind. There are already existing shutters at the premises and the replacement shutters would be installed in the same positions within the frontage. Therefore, under these particular circumstances within this location, they would not be out of keeping with the existing streetscene and would not provide a precedent for the installation of external shutters elsewhere in Stanhope Street or the wider locality.

The removal of the existing corner recess through the continuation of the frontage at the northern end is considered in keeping with the character and appearance of the premises, and would also remove a space with the potential for attracting anti-social behaviour and criminal activity. The new glazing would be positioned in openings within the existing structure and form of the façade, and therefore would not disrupt the appearance and rhythm of the frontage as it stands. The introduction of glazing, alongside the removal of existing grilles and metal mesh facing materials, is also considered to help reduce the solid and unwelcoming appearance of the premises that exists at present.

While it is recognised that adequate levels of lighting are required and important for the security and safety of a premises, concerns were initially raised by the Council with regard to the introduction of lighting as a result of the extent of proposed glazing in so far as this might lead to unnecessary light pollution for neighbouring residential properties during the hours of darkness. In response, the applicant confirmed that motion-sensitive lighting would be introduced to the facility so that lighting will only come on when a customer enters the premises and only those lights that illuminate the particular route leading to the customer's storage unit would be active, so limiting the extent and frequency of lighting. This lighting cannot be triggered by a person walking along the street past the building as it requires a customer to use a key-pad

code for entry which then activates the customer centred illumination. Following confirmation of these operational details, the lighting strategy is considered to be appropriate to its function and would be unlikely to introduce undue light nuisance to neighbouring residential properties.

Overall, it is therefore considered that the proposed frontage alterations are appropriate for this location in terms of their design, scale, colour and materials used, particularly as they involve the replacement of an existing modern frontage with little design or visual merit. As such, the alterations would be in accordance with Council policies and guidelines, as well as, the aims of the Euston Area Plan, and would improve the character and appearance of the streetscene and wider area, and are acceptable.

There are no amenity concerns to any adjoining or neighbouring residential occupiers in terms of outlook, enclosure, privacy or increased levels of light pollution.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, C5, D1, and D3 of the Camden Local Plan 2017, strategic principle (EAP 2: Design) of the Euston Area Plan 2015, London Plan 2016, and National Planning Policy Framework 2018.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning