

Date: **23/12/2022**  
Your ref: **APP/X5210/W/22/3307387**  
Our ref: **2021/4677/P**  
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Dear Anton Godfrey,

**Appeal by Mr H Ahmed.**  
**Site: 35 Pratt Street, London, NW1 0BG.**

**Appeal against refusal of planning permission dated 22 November 2022 for:**

**Proposal:** Installation of a frameless tempered glass door (retrospective)

Permission was refused on the following grounds:

1. Impact on the character and appearance of the locally listed building

## **1.0 Summary**

### **Site and designations**

- 1.1 The application site is a 3 storey building on the north side of Pratt Street close to the junction with Bayham Street. The building was an early 19th century Public house. It has pale brick to front elevation and red-brown brick to side and rear elevations. It has panel with relief decoration at pediment level above a heavy detailed cornice which continues on east elevation along path to St Martins Gardens but shallow returns only to west and north (rear) elevations.
- 1.2 The building is not in a conservation area, however it is a non-designated heritage asset on Camden's Local List.

1.3 The building contributes to the visual quality and architectural variety of the street scene and is also visible from St Martin's Garden. The rear elevation is altered and extended but still contributes to historic setting of the gardens. The local listing states the historic iron lantern brackets on the front elevation are of value.

1.4 Planning Permission was refused on 10 November 2021 for the reason below:

***The replacement frameless tempered glass doors by reason of their design, scale and materials has a detrimental impact on the character and appearance of the locally listed building, the existing townscape and wider area in general contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017.***

1.5 The Council's case is set out in detail in the attached Officer's Delegated Report and it will be relied on as the principal Statement of Case. The report details the application site and surroundings, the site history and an assessment of the proposal. A copy of the report was sent with the questionnaire. In addition to the information sent with the questionnaire, I would be pleased if the Inspector could also take into account the following information and comments before deciding the appeal.

## **2.0 Status of Policies and Guidance**

*2.1 The London Borough of Camden Local Plan 2017 (the Local Plan) was formally adopted on the 3 July 2017 as the basis for planning decisions and future development in the borough. The relevant Local Plan policies as they relate to the reason for refusal are:*

*D1 – Design  
D2 – Heritage  
D3 - Shopfronts*

2.2 The Council also refers to supporting guidance documents. The Camden Planning Guidance (CPG) was adopted following the adoption of the Camden Local Plan in 2017. There have been no changes to the relevant policies since the application was refused.

## **3. Comments on grounds of appeal**

3.1 The appellant's statement is set out in 2 main points and these are addressed below:

1. The Appellant disputes this characterisation and says that the tempered glass doors is a modest and characterful change and blends in with the surroundings while giving the ground floor of the building a pleasing visual symmetry and uplift. The doors provide a welcoming invitation to enter the restaurant therefore making a contribution to the vitality of the commercial frontage. The elements that contribute to the non-designated heritage status of the building lie in the upper parts of the building and are not affected. The neighbouring shop fronts already display a variety of colour and frontages including full metal shutters that arguably cause more harm to local character."

Response to point 1: It is clear that this assertion by the appellant is without merit. The LPA disagree with the appellant on all the points raised. The listing relates to the building as a whole, rather than particular elements of the building. We dispute the fact that the tempered glass doors are appropriate for the building or location. The extent

of glazing is completely out of character with the design of this period building. Traditionally the building would have smaller window and door openings. The extent of the glazing across the entrance results in a loss of solidity at ground floor level, harming its appearance. The appellant argues that the proposal brings symmetry to the building, however, the pre-existing door arrangement did this in a much more appropriate way for this style of building. It is not disputed that full metal shutters cause harm in the surrounding context. Many of these shutters have been implemented without planning permission. The appeal property is a non-designated heritage asset and must be assessed in this context

2. "The Appellant submits that shopfronts in the area have been "replaced or altered periodically, resulting in little uniformity" and that the shopfront should be treated as another shopfront that contributes to "the eclectic and often distinctive character" of the street scene making a positive contribution to the character and appearance of the area."

Response to point 2: The pre-existing shopfront contributed significantly to the locally listed building and the surrounding area. Each case must be assessed on its own merits. The appeal property appears as a detached building, originally constructed as a public house, with a character and appearance that is unique from other properties in the street, namely to the terrace of properties to the west, which the appellant refers to. Therefore, the appellant's assertion that the proposed shopfront contributes to the eclectic and distinct character of the street is incorrect. The loss of the shopfront results in harm to the building and the wider commercial area.

- 3.2 The appellant mentions a number of appeals in his appendix which he considers to support this appeal. The Council considers these appeals have no bearing on this case for the following reasons:

**APP/X5210/W/19/3229023** – The Council apologises for the oversight in not including this appeal decision in the planning history as it relates to this site. This decision however is primarily concerned with the change of use to a hot food take-away and allowed a replacement, traditional shopfront very similar in design to the existing shopfront it was replacing. This shopfront is materially different to the recessed glass door currently in place. We look to retain traditional shopfronts where possible and this application is an example of a traditional shopfront being reinstated, which would be supported (as depicted in the proposed elevation drawing below):

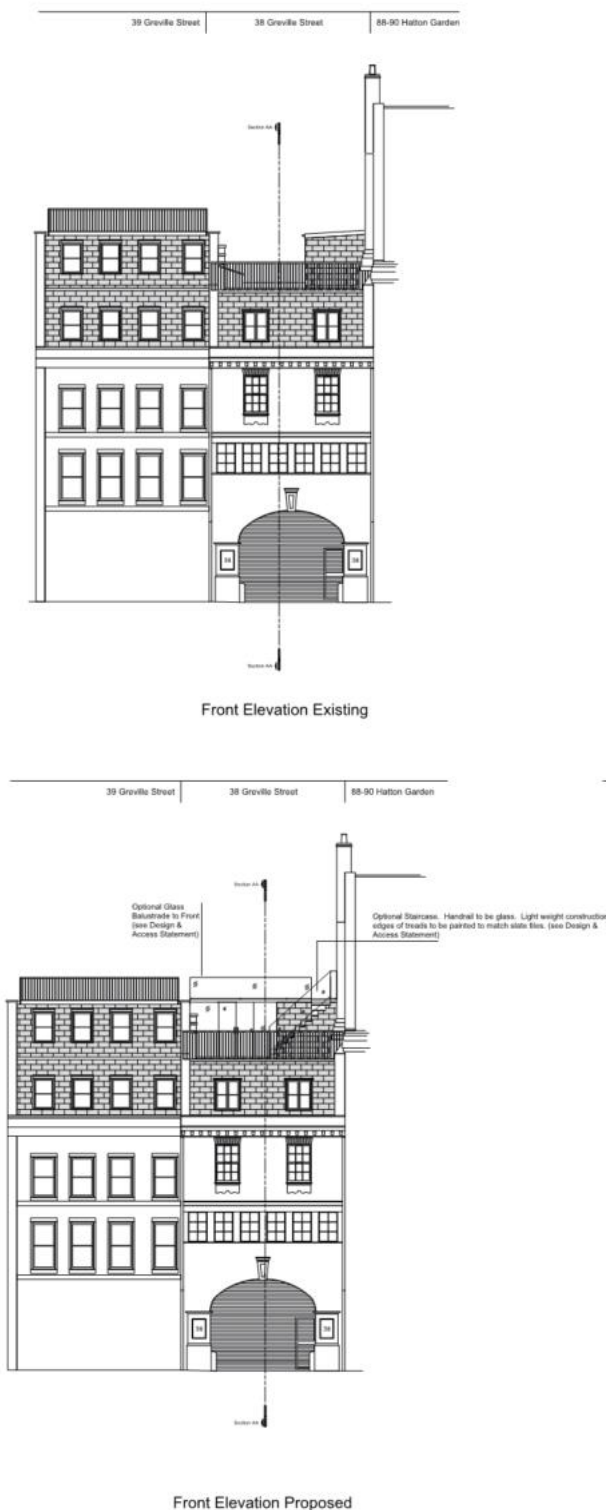


**APP/X5210/C/19/3221184 and APP/X5210/C/19/3221168** - The shopfront in this instance does not affect a building that is seen as a non-designated heritage asset. The proposal was for the replacement of a fully glazed modern shopfront with a recessed bi-folding door also fully glazed and has no bearing on the appeal proposal or the assessment made as it does not result in the loss of a traditional shopfront or architectural features of merit. See the photograph below:



**APP/X5210/W/21/3266341** - This has no relevance to the appeal proposal as the property is residential and in a conservation area. The proposal relates to the windows at lower ground floor within existing window openings and would not be prominent in public view or from the street scene.

**APP/X5210/A/14/2228360** - This proposal is not relevant as it relates to a proposal at roof level. It does not result in a loss of existing fenestration or a shopfront, as follows:



**APP/X5210/A/10/2138866** – This is not relevant as the proposal is for the installation of an ATM to a modern shopfront, unlike the current appeal proposal, this proposal, does not result in the loss of a traditional shopfront or architectural features of merit:



#### 4. Conclusion

4.1 Based on the information set out above and having taken account of all the additional evidence and arguments made, it is considered that the proposal remains unacceptable for reasons set out within the original decision notice. The information submitted by the appellant in support of the appeal does not overcome or address the Council's concerns.

4.2 The replacement frameless tempered glass doors by reason of their location, size, design and visibility have a detrimental impact on the character and appearance of the locally listed building and wider commercial area.

#### 5. Suggested conditions should the appeal be allowed.

5.1 The development hereby permitted shall be carried out in accordance with the following approved plans: 168-LOC-001; 168-E-202; 168-E-101; 168-E-301; 168-GA-101-F; 168-GA-205-B; 168-GA-301-F

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

If any further clarification of the appeal submissions is required please do not hesitate to contact Tania Clifford on the above direct dial number or email address.

Yours sincerely

Tania Clifford  
Planning Technician