

**E/08/0587/A – Unauthorised erection of security shutters at 92 South Street, Bishop's Stortford, Herts, CM23 3BG**

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**Parish: BISHOP'S STORTFORD**

**Ward: BISHOP'S STORTFORD - CENTRAL**

**RECOMMENDATION**

That the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and any such further steps as may be required to secure the removal of the unauthorised security shutters, shutter box and guide rails.

Period for compliance: 2 months

Reason why it is expedient to issue an enforcement notice:

The external security shutters, by reason of their design, scale and construction are detrimental to the visual appearance of the street scene having a harmful effect on its character and the image of the locality contrary to policy ENV1 of the East Herts Local Plan Second Review April 2007

\_\_\_\_\_ (058708A.PD)

**1.0 Background**

- 1.1 The site is shown on the attached Ordnance Survey extract. It is located on the west side of South Street just to the south of its junction with Newton Road and is adjacent to the southern boundary of the designated Bishop's Stortford Conservation area.
- 1.2 It was brought to the attention of the Enforcement team in December 2008, that the new shop had erected metal security shutters that covered the entire front elevation without planning permission.
- 1.3 On the 4<sup>th</sup> December 2008, an application was submitted under reference 3/08/2038/FP for the retention of the metal shutters. After due consideration the application was refused permission on the 9<sup>th</sup> February 2009 for the following reason;
  1. The proposed external security shutters to the front elevation, by reason of their design, scale and construction, would be detrimental to the visual appearance of the street scene having a harmful effect on its character and the image of the locality, contrary to policy ENV1 of the East Herts Local Plan Second Review April 2007.

## **E/08/0587/A**

### **2.0 Planning History**

2.1 The recent relevant planning history is as follows: -

3/08/2038/FP    Security Shutters on front elevation    Refused

### **3.0 Policy**

3.1 The relevant policies of the East Herts Local Plan Second Review April 2007 are:-

- ENV1 – Design and Environmental Quality

### **4.0 Considerations.**

4.1 The determining issues in this case relate to the impact of the development on the appearance of the surrounding shopping centre.

4.2 The Council's position on roller shutters as set out in its guidance note on shopfront security, states that they can obliterate the shopfront, bringing a crude and deadening effect to the street, and create an unwelcoming and fortified appearance which increases the perceived risk of crime and reduces the level of natural supervision and surveillance.

4.3 Policy ENV1 requires all proposals to be of a high standard of design that reflect local distinctiveness. The unauthorised external metal shutters and shutter box are incongruous, unattractive and out of keeping with the character and appearance of the shop frontage and are detrimental to the public amenity and vitality of the shopping area.

### **5.0 Recommendation**

5.1 For the above reasons it is recommended that authorisation be given to issue and serve a Planning Enforcement Notice requiring the removal of the unauthorised metal shutters and shutter box.