

Planning Guidance Note – Shop Front Security



Well designed shop fronts can greatly improve the appearance of shopping areas and, by attracting more shoppers, enhance the success of business. New shop fronts and external security shutters require planning permission and this Guidance Note gives advice on providing improved shop front security in a way which will be acceptable to the Council.

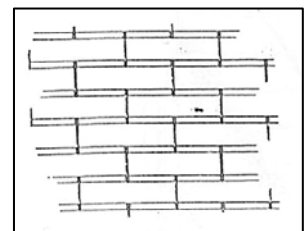
The Council recognises the importance of security for business premises but also the need to ensure that physical security measures do not detract from the attractiveness of shopping areas. There are various effective yet relatively unobtrusive security measures that can be used. Where security shutters are used they need to be designed in an appropriate way as an integral part of the overall design of the shop front. Solid roller shutters look blank and can have an adverse impact on the character of an area by giving a harsh and hostile 'feel' to an area. These could affect the perceived character and safety of shopping areas at night thus potentially making the shops more vulnerable. Consequently they will be refused planning permission.

External shutters will not be acceptable on listed buildings, locally listed buildings, in conservation areas or any other location where they would have a significant adverse impact on the character of an area. (Policies EN1, EN5 and EN6 of the Core Strategy and Policies DPD).

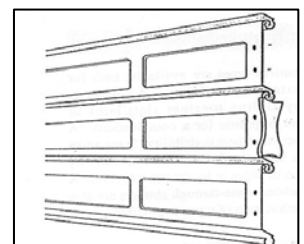
Suggested security measures (in order of preference)

- 1. Laminated Glass** – This should be considered as the first option, possibly in conjunction with steel mullions. It produces security within the normal appearance of a shop front without the need for a security grill and is also likely to be cheaper than grills.
- 2. Stall Risers** – These are not only useful in reducing the size of windows but can also be reinforced to protect against the potential threat of vehicle damage.
- 3. Bollards** – These can be used where the forecourt in front of the shop window is privately owned.
- 4. Security Grills/Shutters** – A variety of grills or shutters with holes and slats and a colour coated finish are available and, where well designed, provide security without the negative affects associated with solid shutters. Some of these are listed below.

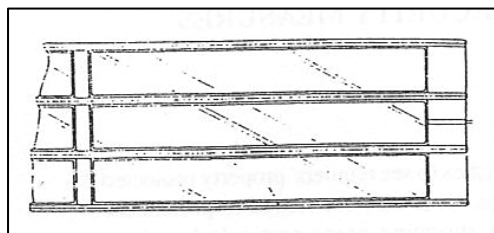
- a. Brick Bond Grills** – These are of an open pattern of aluminium, steel or plastic horizontal tubes connected by vertical links. They can be installed both inside and outside.



- b. Punched, stamped or cut** – These can be flat or curved. Slots are punched to create a pattern either vertically or horizontally. They can be installed both inside and outside.



- c. **Polycarbonate Vision Panels** – The designs incorporate large see-through panels of polycarbonate. They can be installed both inside and outside.



Do shop front security shutters need planning permission?

All new external shutters need planning permission. However, use of toughened glass and internal grills would not normally require planning permission unless the building is 'listed' in which case 'Listed Building Consent' may be required.

Under what circumstances will permission normally be granted for shutters?

- Proposals for security grills will need to show that there is a special need for a grill and/or there has been a history of criminal damage in the area.
- The proposal will need to be well designed, in keeping with the building and should not have an adverse impact on the environment of the relevant shopping parade when shutters are closed.
- Attention also needs to be given to the position of grill/shutter boxes. Roller grill boxes should be located within or be flush with the building. Proposals with boxes that project from the building will not normally be permitted. In case of 'listed buildings' grill boxes must be located internally.
- Grills and boxes should not damage any features of the building and grills should normally only cover the glazed area of the shop front.

Why is it not advisable to use solid roller shutters?

Solid external metal shutters will normally be deemed unacceptable as they have a number of problems;

- Intruders cannot be seen
- Features of the building are obscured
- Creates a dead frontage and increases the fear of crime
- Attracts graffiti
- Window displays are hidden
- Do not let light out from premises onto the street outside normal trading hours.

In view of these factors solid roller shutters will normally be refused planning permission.

Contacts

For further advice on shop security shutters please contact:

Planning Department
Spelthorne Borough Council
Council Offices
Knowle Green
Staines TW18 1XB
Telephone: 01784 451499
Fax: 01784 446362