

Application ref: 2023/0410/P  
Contact: Fast Track TC  
Tel: 020 7974 4444  
Email: [Planning@Camden.gov.uk](mailto:Planning@Camden.gov.uk)  
Date: 14 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Echlin  
91 Wimpole Street  
London  
W1G 0EF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**St Matthews Lodge**  
**50 Oakley Square**  
**London**  
**Camden**  
**NW1 1NB**

Proposal:

Installation of electrically operated sliding gates across existing vehicular access point.  
Creation of new electrically operated pedestrian access gate adjacent to vehicle access gate. The proposal includes the installation of a third pillar to accommodate for the gates.

Drawing Nos: 2106-PL-151; 2106-PL-100; 2106-PL-101; 2106-PL-156; 2106-PL-155;  
2106-PL-152

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 The development hereby permitted shall be carried out in accordance with the following approved plans 2106-PL-151; 2106-PL-100; 2106-PL-101; 2106-PL-156; 2106-PL-155; 2106-PL-152

Reason:

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

- 3 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.

Informative(s):

- 1 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).

- 2 Reasons for granting permission/consent-

The proposal is for the Installation of electrically operated sliding gates across existing vehicular access point. Creation of new electrically operated pedestrian access gate adjacent to vehicle access gate. The proposal includes the installation of a third pillar to accommodate for the gates.

Gated community developments are usually unlikely to be acceptable as they limit opportunities for natural surveillance by passing pedestrians. However, in this instance the proposal is supported by the Local Police as there has been repeated crime in this area and they consider that the gate would prevent access and curtail anti-social behaviour.

The design, size, and material of the proposed gates are in keeping with the appearance and character of the host building and surround boundary treatments.

No objections have been received prior to making this decision. The site's planning and relevant enforcement history has been taken into account when coming to this decision.

As such the proposed development is in general accordance with policies A1, C5 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer