

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/08/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Neil McDonald				2010/3294/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Kentish Town Sports Centre Prince Of Wales Road London NW5 3LE				Community safety plan.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of Community Safety Plan setting out measures for avoiding opportunities for crime arising from the Sports Centre development pursuant to condition 17 of planning permission dated 02/05/2008 (ref. 2007/4426/P) for refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses.							
<b>Recommendation(s):</b>		<b>Granted</b>					
<b>Application Type:</b>		<b>Councils Own Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No external consultations required.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

Grade II listed public baths and leisure centre owned by the Borough of Camden. The site is located within the Inkerman Conservation Area.

## Relevant History

Council Own Planning Permission and Listed Building Consent granted 13/05/2008 for **Refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses.** (2007/4426/P and 2007/4428/L). Draft S106 to be signed by the selected developer as a condition to implementation of the residential parts of the scheme (which will be contracted out externally). This covers relevant contributions, affordable housing (i.e. 3 units for shared ownership), car-free housing on the Prince of Wales flats, construction management plan, post-construction BREEAM statement and community working group for construction management.

Approvals of details have been issued in respect of discharging conditions 2 (energy strategy), 5 (partial details of bat boxes), 6 (feasibility for a green roof), 12 (soil and groundwater investigation), 16 (construction management plan for the sports centre) 18 (community working group) and 19 (landscaping). Details of glazed doors to ground floor elevation of Prince of Wales Building have been submitted pursuant to Condition 3(ii) and are currently under consideration (ref 2010/3100/P).

Partial discharge/removal of condition 4 (BREEAM assessment) was granted under reference 2008/2362/P on 30/03/09 subject to replacement condition 1 requiring submission of BREEAM final code certificate.

Details are still outstanding in respect of conditions 3i, iii, iv and v (various revised design details), 5 (full details of bat boxes), 7 (noise insulation to flats), 14 (travel plan), 15 (service management plan) and 21 (signing of a legal agreement for the residential parts of the scheme) of the planning permission 2007/4426/P granted on 13/05/2008 and require submission. Details of a BREEAM final code certificate are also required to discharge replacement condition 1 of decision ref 2008/2362/P.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD1 – SD1D – Community Safety

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

Condition 17 states:

*No part of the development hereby approved shall be occupied until a Community Safety Plan setting out measures for avoiding opportunities for crime arising from the Sports Centre development has been submitted to and approved by the local planning authority. The development shall not be implemented other than in complete accordance with the measures as contained in the Community Safety Plan and such measures shall remain in implementation at all times in association with the development.*

*Reason: In order to prevent opportunities for crime and ensure the safety of residents and visitors to the Borough in accordance with policy SD1D of the London Borough of Camden Replacement Unitary Development Plan 2006.*

The requirement for a community safety plan was made a condition of the planning permission in order to provide further detail as to how the sports centre will as far as possible seek to avoid any vulnerability to vandalism and other anti-social behaviour. It was stated in the original application that this would be achieved through formalised surveillance such as cctv as well as strong and durable fittings and finishes.

The CS Plan provides details of various systems around the building which will prevent, deter and monitor any criminal activity or anti-social behaviour. As well as security, detection and alarm systems for out of hours and cctv to provide 24 hour monitoring and a visual deterrent, these systems also include access control managed by a card reader system and sensor controlled automatic exit doors to prevent unauthorised entry. Sufficient lighting will also be maintained around the building.

Within the building there will be further surveillance as well as heavy duty equipment, doors, lockers etc to provide physical protection. The location of lockers will be within public circulation areas to benefit from passive surveillance and cctv rather than hidden within changing rooms.

The measures contained with the Plan appear reasonable and approval is therefore recommended.

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