

CAM-G-RL-2/JB/F0918/401/Covlet

19 June 2009

Planning Services  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Dear Sir/Madam

**179-181 West End Lane, London NW6 2LH**  
**Application for change of use**  
**Planning portal Ref: PP- 00758215**

On behalf of our client, the Metropolitan Police, we are pleased to submit a planning application at the above site for the following works:

*'Change of use of basement and ground floors from Retail (use A1)/ Housing Office (use B1 current temporary consent) to a Metropolitan Police Safer Neighbourhoods Unit (use B1).'*

We are pleased to submit application PP- 00758215 online. All supporting documents are enclosed in the online application.

- Planning Application form, duly completed and Certificate B
- Site location plan at 1:500, 1:1250 and site photographs
- Existing and Proposed Plans
- No Design and Access Statement as purely a change of use application
- Supporting letter from the Metropolitan Police

**As this is an online application the cheque for £335 is submitted under separate cover.**

### Site and Existing Use

The site is currently being used as a housing office; however, the housing office is due to vacate the premises in the near future. Condition 2 of planning permission G5/6/B/36670, states that when the housing office vacates the premises the use of the unit will revert back to a retail use. The site is located in the West Hampstead Town Centre and a protected shopping frontage. The site is also located within the West End Green & Parsiful Road Conservation Area.

As the site is located within a protected retail frontage, if the Council deem it necessary, the Metropolitan Police would not object to a condition being attached to the consent stating that the Unit revert back to retail use when the Metropolitan Police Vacate the premises.

### **Proposed Metropolitan Police Safer Neighbourhoods Unit**

The proposed Metropolitan Police Safer Neighbourhoods Unit will be one of a local network across the borough, and forms part of a wider London-wide initiative. It follows the Mayor of London's memorandum to the House of Commons in August 2004 and the subsequent Anti-Social Behaviour Strategy (July 2005). The initiative requires the Metropolitan Police to set up a Safer Neighbourhood Unit within each parliamentary ward throughout London. Safer Neighbourhoods Units are intended to bring the Metropolitan Police closer to local communities, and also providing a base from which to stage foot patrols.

The proposed Safer Neighbourhoods Unit at 179-181 West End Lane will accommodate 2 ward teams (12 staff). Due to shift patterns and foot patrols, it is unlikely that the majority of staff will be present at any one time.

The unit will facilitate foot patrols by providing space for washing, changing, storage and administrative tasks, such as the drafting of reports. There will also be a small meeting space for community liaison. It is felt that a permanent presence such as this will serve to enhance feelings of security in the local area.

The proposed police facility will not constitute an adverse impact on residential amenity, as there will not be any noisy activities. Indeed, the presence of an emergency service such as the police will help to enhance local amenity. The Metropolitan Police Authority envisages the vast majority of operations will take place around normal office hours. However, due to the nature of policing it is necessary for the unit to be able to operate 24 hours a day, seven days a week. Therefore the Metropolitan Police would prefer if no onerous restrictions were placed on operating hours.

The Safer Neighbourhoods Unit would not be used for the detention or processing of suspects. Metropolitan Police personnel will be expected to make their own way to the unit, mostly on foot or by bicycle. Although there will be public access into the building, for sporadic appointments/community meetings, the principle use of the Unit will be as an office for the police. As such the principle use of the unit would be a B1 office.

The Safer Neighbourhood Unit will enhance the vitality and the viability of the shopping parade and wider local area, improving the local environment for commercial enterprises and residents alike. As explained below, this location was selected from a number of properties as the suitable property that will enable the maximum benefits to the community from community policing. Recent research carried out via the public attitude survey on a quarterly basis, shows:

- 68% are confident in local policing (up 6%)
- 71% state police understand local issues (up 5%)
- 68% state police are dealing with local issues (up 5%)
- 67% state they feel informed about local issues (up 2%)

As such, it is considered the community benefits of proposals for Safer Neighbourhood Units illustrate that this proposal is exceptional in nature and it will significantly enhance the surrounding area and the vitality and viability of the shopping parade.

In addition as stated above if the Council consider it necessary the Metropolitan Police would be happy for a condition to be imposed that would enable the building to revert back to its original use when the Metropolitan Police vacate the premises. In addition, consideration should be given to the Crime and Public Disorder Act 1998, which imposes a duty on local authorities to take into account such matters as the need for local policing.

### **Transport Requirements**

Metropolitan Police personnel will be expected to make their own way to the unit, mostly on foot, by public transport or by bicycle and therefore there is no requirement for parking spaces. This process is successfully operating at the existing Safer Neighbourhood Units across London.

### **Additional Applications**

Any additional applications such as advertisement consent and external alterations will be submitted at a later stage, as the required security reports have not been received, therefore we are unable to determine all requirements at this stage.

### **Location**

It is essential in order to provide local community policing in a cost effective and efficient manner that the location of the base is within easy walking distance of the ward areas. A number of properties were looked at in the area; however, none of these were acceptable. Locations where there are high levels of crime and disorder are suitable as are locations which experience a high footfall such as shopping areas and public transport interchanges.

## UDP Policy

This application is for an essential community use, and therefore accords with the aims of the Camden UDP (June 2006). The proposed Metropolitan Police Safer Neighbourhood Unit will contribute towards an improved environment and the vitality and viability of the locality.

I trust that the enclosed information will be sufficient to enable you to validate our application, but should you have any queries, or require any further information, please do not hesitate to contact me on my direct line.

Yours faithfully,



**Jenny Bruce**  
**FOR TP BENNETT**