

LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <u>John Davies</u>	Application Number(s):- <u>P-3801-185</u>
Application Address <u>Phoenix Gardens Community Gardens</u> <u>Stacey Street WC2</u>	Drawing Numbers <u>Site Plan; PCG; Sk01 A; Sk02 (photos);</u> <u>Sk03; Sk05 (A4 with lighting details)</u>
Signature - Area Team:- <u>[Signature]</u>	Signature Authorising Officer:- <u>[Signature] Jordan</u>

SITE DESCRIPTION:-

The site comprises a gardens bounded by Stacey Street, New Compton Street and St. Giles Passage. They are managed by Covent Garden Open Spaces Association.

PROPOSAL:- The erection of new fencing to boundary walls on New Compton Street and Phoenix Street, ~~together with~~ the application of mosaic work to walls on ^{the street} ~~the street~~ and the installation of security lighting within the gardens.

RELEVANT HISTORY:-

None relevant.

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

17 APR 1998

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

RELEVANT POLICIES:-

Borough Plan -

UDP- EN33 + EN35 - works in a Conservation Area.

Others -

CONSULTATIONS:-

Adjoining Occupiers	Number Notified	No. of Responses	No. of Objections
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CAAC/Local Groups Comments:-

BCAA - no comments.

CYCA - no objections (verbally).

Crossrail - no comments.

Summary of Consultation Response:-

C + D - no objection, so long as design is satisfactory in highway terms.
 Transport Planning Team - no objection, so long as no loss of footway.

Site Notice - no replies.

ASSESSMENT:-

The Community Garden is a very valuable green space in an area which is heavily built up. However, there are security problems associated with the existing boundary enclosures. The Gardens suffer from problems of vandalism, theft & people carrying out anti-social activities after dark.

It is therefore proposed to install new security fencing and lighting in order to make the Gardens more secure. The fencing is decorative & would be attached to raised existing brick piers. It is considered that this would enhance the appearance of the site within the Conservation Area, other works involve the application of resurfacing to the existing ~~high~~ dull brick blockwork walls.

The new metal fencing would overhang the footway at a height of 3.25 metres. This would not result in a loss of footway or cause obstruction.

The works are to be paid for by a planning gain money secured from a development at 1-7 Markham Street, WC2

RECOMMENDATION:-

Conditions/Reasons for Refusal:-

Refuse for the following reasons:-

Approve subject to the following conditions:-

Reasons for Conditions:-

Informatives:-