

Mr Jonathan Hellewell  
Julian Arendt Associates Ltd  
17A Pindock Mews  
London  
W9 2PY

Application Ref: **2016/4700/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

9 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Islamic Centre**  
**140 Maida Vale**  
**London**  
**W9 1QB**

Proposal: Installation of metal railings with incorporating central pedestrian gates and a vehicular sliding gate aligned with existing vehicular crossover.

Drawing Nos: Arboricultural Method Statement - Aug 16; Security Needs Assessment; Photo Montage; 7 x Photos; Schedule of Works; Heritage Statement; Design & Access Statement; [2137] 0021, 002, 003, 004, 005, 006 Rev A and 007.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Arboricultural Method Statement - Aug 16; Security Needs Assessment; Photo Montage; 7 x Photos; Schedule of Works; Heritage Statement; Design & Access Statement; [2137] 0021, 002, 003, 004, 005, 006 Rev A and 007.

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

- 4 The development hereby permitted is for a temporary period of 5 years only and shall cease on or before the end of 5 years from the date of this decision at which time the fence shall be removed, unless an extension of the 5 years is agreed.

Reason: The Council would wish to review the permission at the end of the period in the light with the Metropolitan Police findings and recommendations, in order to ensure compliance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

#### Informatives:

- 1 Reasons for granting permission.

Camden Planning Guidance 1 (CPG1 Design) clearly states that gating can have a divisive effect on communities, creating separate residential areas and can reinforce negative perceptions of an area and should thus be seen as a last resort. Following incidents of anti-social behaviour directed at the Islam Centre and its

users, the Metropolitan Police has advised the applicant to erect a security fence along the full length of their forecourt to provide some protection. In this instance, the principle of gating the site on a temporary basis is accepted. Given the specific context and details of this proposal, it is evident this should not be taken as a precedent for other gating proposals.

The proposed metal fence is to measure approximately 2m in height (as advised by the Police) with sliding pedestrian and vehicular gates. The 'cane' design of the fence conveys a traditional design providing transparency and thus the security feature of natural surveillance that enhances the level of protection to the Centre and its users. It is to be mounted on a series of mini-piles to be inserted into the ground in such a way as to avoid damaging the roots of the adjacent London Planes that are now protected by a Tree Preservation Order. This method will enable the easy dismantling of the fence when such time as the expiry date of this decision has come.

The material used and the colour of the gates are considered to be in keeping with what is commonly found in the area. The proposal, in terms of size, scale, design, material to be used and location is acceptable and will preserve the appearance and character of the adjacent buildings and the streetscape, and will not harm the setting of the host listed building.

It has been agreed with the applicant to grant a five year temporary permission only, to be reviewed nearer to the expiry date. This is to ensure that the fence does not become a permanent feature, and to have it removed should the current occupier of the building was to vacate the premises.

The development will not affect the adjoining neighbours' amenity.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

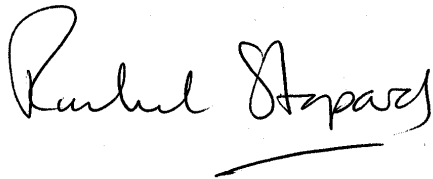
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities