

Application ref: 2018/1602/P
Contact: John Diver
Tel: 020 7974 6368
Date: 15 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Shape
Unit 12C Tower Workshops
58 Riley Road
London
SE1 3DG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Judd Street Garden
Wakefield Mews and Judd Street
London
WC1H

Proposal: Creation of gated, second pedestrian entrance within existing fence into park from Judd Street.

Drawing Nos: (Prefix: 1706.1.) 00, 01, 02, 03; Design and Access Statement (1706.03.d1 V3).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 1706.1.) 00, 01, 02, 03; Design and Access Statement (1706.03.d1 V3)

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

Informatives:

1 Reason for granting permission-

Permission is sought for the creation of an additional gate with decorative piers within the existing fence surrounding the gardens, to provide an additional pedestrian access point from Judd Street. The proposed piers and gate would be identical to the existing three gates situated at other entrance points and the development would only involve the removal of one panel of fencing. Although other alterations are shown on the proposed plan (such as a new internal footpath and alterations to landscaping), these works do not require planning permission and are to be carried out as part of the Council's program of investment/upgrades to this open space. These changes do not form part of this application.

The proposed installation would maintain the character, appearance and openness of the open space and would sensitively replicate the detailing seen on the existing enclosure. The fence opening and gate would not be adjacent to any mature tree or result in the loss of any characteristic vegetation. As such the works would preserve the character of the streetscene and conservation area, as well as the setting of the nearby listed church. The works would increase the permeability of pedestrian movement into and across the open space which is considered beneficial to its usability. The current security arrangements (locking up gates in the evening) would continue as existing, meaning that there would be no impact in terms of safety or opportunities for anti-social behaviour. The proposed development would not result in any harm to the residential amenities of any neighbouring resident. The gate would have an adequate width to allow for pedestrian ease of movement, including with wheelchair access. The proposed works would not result in any negatively impact upon the adjacent highway or footways along Judd Street.

One letter of support was received following the public consultation, which also raised a concern about the gates allowing increased cyclist access. However the gates would not be directly accessible from Judd Street via a dropped kerb and the new route would not provide a significantly more direct link to local routes than the use of Cromer Street, which is signposted as a strategic cycle route.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the setting of nearby listed buildings under s.16 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the details is in general accordance with policies C5, C6, D1, D2, A1, A2 and T1 of the London Borough of Camden Local Plan 2017. The development would also comply with the London Plan (2016) as well as the NPPF (2012).

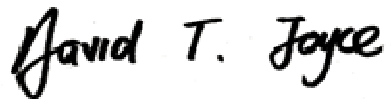
2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning