

[REDACTED]  
**Sent:** 30 July 2018 08:59

**To:** Clapham, Stuart [REDACTED]

**Subject:** Planning Application - 2018/2652/P - Land rear of 212-216 Kentish Town Road, NW5

FAO Stuart Clapham,

Thank you for allowing me to comment on planning application 2018/2652/P which relates to the land at the rear of 212-216 Kentish Town Road, NW5.

I have no objections to this project but have the following comments and recommendations to make.

**Comments and Recommendations**

- Main front doors to both flats to be security rated to PAS24:2016.
- The recess entrance to Flat 1 should be a minimum of 600mm – This will be to reduce the area someone can hide in or use the current space for anti-social behaviour. This is especially the case with the building being away from heavy pedestrian activity and also there is no opportunity to create ‘defensible space’ directly outside the main door. From previously Policing this area I am aware that Wosley Mews suffers from public urination and therefore the current recess will be an ideal location for this to occur in.
- Rear doors to both the flats amenity space should be PAS24:2016.
- All openable ground floor windows or ones that can be reached by climbing should be security rated to PAS24:2016. A climbing risk is anything deemed to be within Three (3) metres off the ground.
- The windows which directly face onto the public realm will require some additional protection if possible. This could be in the form of small balcony bars to prevent people using the window as a ledge or to lean on. Especially as one of the ground floor windows looks directly into a bedroom we need to give the resident confidence in being to be able to challenge any anti-social behaviour that will occur directly outside.
- The side gate which will be shared access for Flat 2 and the premises on Kentish Town Road should be security rated to LPS1175 SR1 and be controlled with encrypted FOB access for all people who will use it. Video/audio control should be available for the resident of Flat 2 to allow visitors into the area. The gate should be constructed so that any climbing risk is eliminated and also the levels checked to prevent crawling under. Minimum height of 1.8 metres. On a self-locking and self-closing mechanism. Minimum of two magnetic locks with a pull weight each of 1200lbs. This gate is protecting a number of units not included in this application and currently a number have bars over the windows indicating this area has suffered from crime previously and this will be a great opportunity to properly secure this area.
- Bin storage area – This gate should be also LPS 1175 SR1 and meets all the requirements as stated directly above. Encrypted FOB access will only be required to open this gate.
- Secondary gate leading to the rear of Flat 2 LPS 1175 SR1 and controlled only by the residents of Flat 1 and 2 who have access to the cycle storage area. Encrypted FOB access can be used in this area.
- Cycle racks should allow for three points of locking – both wheels and frame. Sold Secure Gold or Silver products are recommended.
- Utility readers should be outside of the each unit and in a prominent place. If this cannot be achieved then the use of ‘SMART’ meters should be utilised.

- Any outside lighting should be on a 'dusk till dawn' sensor and achieve a uniformity of 40% to prevent any dark spots occurring and meet BS5489. PIR lighting or bollard lighting should be avoided within the site.
- CCTV will be registered and comply with the information commissioners guidelines, [www.ico.org.uk](http://www.ico.org.uk)

If the applicant wishes any further help or assistance with this project then I will be more than happy to be contacted.

Kind regards

Jim

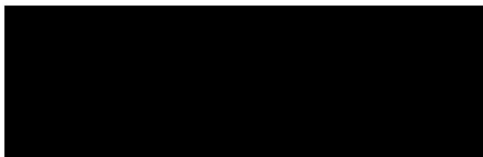


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