

[REDACTED]

From: [REDACTED]
Sent: 27 November 2018 15:48
To: Planning
Subject: Planning Response - 2018/4595/P - 17A Belsize Lane, NW3

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FAO Matthew Dempsey

Thank you for allowing me to comment on planning application 2018/4595/P which relates to the erection of a 2.2 metre high boundary treatment to the front of the property at 17A Belsize Lane, NW3.

I have reviewed the documents and note that this is a retrospective application as a result of the applicant being unaware that planning permission was required for such changes to be carried out.

Comments and Recommendations

- ∞ As a 'Design Out Crime Officer' I utilise the guidance offered by 'Secured by Design' and the recommendations contained within 'Homes 2016' which can be found on the following website <http://www.securedbydesign.com/>
- ∞ Dwelling boundaries is covered within Section 1 of Homes 2016.
- ∞ It is important that the boundary between public and private areas is clearly indicated but it is desirable for dwelling frontages to be open to view and therefore any walls, fences and hedges will need to be kept low with the recommended height being 1 metre. This not only allows for natural surveillance to occur from within the dwelling looking out onto the public realm but from the public realm into the front area of the dwelling. This is to prevent any unlawful activity from being concealed from the outside and going unnoticed from passers-by or from neighbours directly opposite. This front boundary can include the pedestrian and vehicles gates with a similar minimum height.
- ∞ The current height of the boundary treatment is really only recommended for the side or rear of a dwelling and this normally is a minimum of 1.8 metres tall topped with 300mm of trellis work.
- ∞ The other issue with such a high front boundary treatment is that the occupier will not be able to see what is outside of their building line when they are leaving on either on foot or with their vehicle. Certainly the restricted vision created by the boundary would increase the risk of a vehicle coming into conflict with a pedestrian.
- ∞ I can see from the pictures supplied that there appears to be a video/audio control access on the pedestrian gate and this would imply that the boundary is being used as a first line of defence and this prevents access into this premises. If this application is approved the gate will be a vulnerable point of the boundary if it does not have the correct type of locking mechanism. I would certainly advise that this has a minimum of two magnetic locks situated two thirds from the top and bottom of the frame with a minimum pull weight of 600lbs. Any release buttons to be placed away from the gate so they cannot be reached from the outside and activated.

If the applicant wishes any help or advice regarding the comments and recommendations I have made then I will be happy to be contacted.

Kind regards

Jim



Jim Cope
Police Constable – Design Out Crime Officer
Metropolitan Police Service
Continuous Policing Improvement Command (CPIC)



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