

Application ref: 2018/6027/P
Contact: Charlotte Meynell
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Date: 4 February 2019

Development Management
Regeneration and Planning
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Randall Shaw Billingham
54 Harcombe Road
London
N16 0SA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Mayford Estate
Oakley Square
London
NW1 1NX

Proposal:

Installation of new and replacement fencing and gates to enclose 2 x areas of open space adjacent to 1 - 4 Brook House, Cranleigh Street and adjacent to 159 - 184 Mayford, Oakley Square.

Drawing Nos: 254/101; 254/102; 254/103; 254/104; 254/105; 254/106; 254/107; 254/108; 254/109; J/F 1004171 1; J/F 1004171 2; J/F 1004171 3; JF/1004035 Sheet 1; JF/1004035 Sheet 2; JF/1004035 Sheet 3; JF/1004035 Sheet 4; JF/1004035 Sheet 5; JF/1004035 Sheet 6; JF/1004035 Sheet 7; Site Location Plan 1-4 Brook House; Site Location Plan 159-184 Mayford; Site Location Plan Mayford Estate; 1-4 Brook House - Photos As Existing; 159-184 Mayford - Photos As Existing; Design and Access Statement (prepared by Randall Shaw Billingham, dated 06/12/2018).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 254/101; 254/102; 254/103; 254/104; 254/105; 254/106; 254/107; 254/108; 254/109; J/F 1004171 1; J/F 1004171 2; J/F 1004171 3; JF/1004035 Sheet 1; JF/1004035 Sheet 2; JF/1004035 Sheet 3; JF/1004035 Sheet 4; JF/1004035 Sheet 5; JF/1004035 Sheet 6; JF/1004035 Sheet 7; Site Location Plan 1-4 Brook House; Site Location Plan 159-184 Mayford; Site Location Plan Mayford Estate; 1-4 Brook House - Photos As Existing; 159-184 Mayford - Photos As Existing; Design and Access Statement (prepared by Randall Shaw Billingham, dated 06/12/2018).

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

Informative(s):

- 1 Reason for granting permission

Permission is sought for the installation of new and replacement metal railings and gates to enclose and restrict access to two redundant areas of open space within the Mayford Estate. These comprise of an undercroft area which extends across the northern boundary of the site from Oakley Square to Chalton Street, adjacent to Nos. 159-184 Mayford; and a sunken area to the north of Nos. 1-4 Brook House and adjacent to a multi-use games area, fronting Cranleigh Street.

The metal railings above the existing low walls would be replaced with black powder coated railings and gates with a minimum height of 2.0m, rising to a maximum height of 3.1m along sections of sloping ground. The proposed fencing would be of the same design as the existing 2-2.2m high black metal railings and gates which extend around the Mayford Estate along Oakley Square, Chalton Street and Eversholt Street, implemented following the granting of planning permission in application ref. 2004/2162/P on 02/07/2004. The proposals to the area fronting Cranleigh Street would also be adjacent to existing 5m high metal fencing around the multi-use games area, which was granted planning permission in application ref. 2009/4680/P on 08/02/2010.

As such, it is considered that the proposed fencing would have a limited impact on the character of the surrounding area, and is considered acceptable in terms of its size, design, location and materials.

Whilst both areas are currently publicly accessible, there is limited natural surveillance to the areas given their location below street level, and as such, anti-social behaviour is an issue within these spaces. The installation of secure high-level fencing and gates around these areas to make them accessible to authorised staff only would prevent public access into these areas, which would therefore assist with the prevention and perception of crime and improve community safety in these areas. The Metropolitan Police's Designing Out Crime Officer has been consulted and has raised no objections to the proposals.

There are no existing public facilities within these areas, and given their small size and inhospitable locations, it is not considered that the removal of public access to these areas of open space would have a detrimental impact on neighbouring residential amenity. It is also considered that the replacement fencing and new gates would not harm the residential amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections and one comment in support of the application were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and C5 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

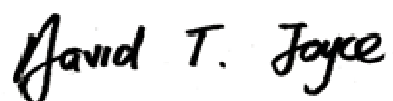
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 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 and sound insulation between dwellings. 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 paragraph 38 of the National Planning Policy Framework 2018.

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 script is cursive and fluid, with the first letters of each word being capitalized and prominent.

David Joyce
Director of Regeneration and Planning