

Application ref: 2018/4987/P  
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Date: 12 February 2019

**Development Management**  
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Mr Abdulali Jiwaji  
Old Dairy Mews  
LONDON  
NW5 2JW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Old Dairy Mews  
LONDON  
NW5 2JW**

Proposal: Replacement and relocation of entrance gates to Old Dairy Mews to 100mm from the facade of the existing building on Kentish Town Road.

Drawing Nos: HORNET-S1 Fob System Range Calculation Details; Approach Directions-Distances-Fob Range Details; Site Location Plan; 12 x Photos; The Recessed Pest - Reducing Crime Opportunity (Updated Version October 2002); Cover Letter/Planning Statement (16/10/2018); Design and Access Statement (13/12/2018); Site Location Plan; 001 Rev03 (13/12/2018).

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: HORNET-S1 Fob System Range Calculation Details; Approach Directions-Distances-Fob Range Details; Site Location Plan; 12 x Photos; The Recessed Pest - Reducing Crime Opportunity (Updated Version October 2002); Cover Letter/Planning Statement (16/10/2018); Design and Access Statement (13/12/2018); Site Location Plan; 001 Rev03 (13/12/2018).

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

- 4 No development shall take place until there has been submitted to and approved in writing, by the Local Planning Authority, specification details of the gate operating mechanism (including FOBs) that would satisfy the requirement of opening time of the gates to be no more than 10 seconds, as well as to be openable from a distance of a 50 metres range.

Reason: To ensure that the proposal does not cause congestion to road users, impede or obstruct pedestrian movement on Kentish Town Road and neighbouring occupiers movements in accordance to policy A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is seeking the replacement and relocation of existing black metal gates currently located approximately 3.4m back from the Kentish Town Road facades, into Old Dairy Mews access passage. This is in response to issues with anti-social behaviour experienced by the residents of the Mews and taking place in the recessed area.

Policy C5 (Safety and security) states that 'The level and type of crime and antisocial behaviour varies across the borough including alcohol and drug related criminal and antisocial activity. The Council will require all developments to incorporate appropriate design, layout and access measures to help reduce opportunities for crime, the fear of crime and to create a more safe and secure environment.'

CPG1 (Design) also states that 'Gating can be seen as a solution to problems of crime and anti-social behaviour. Gating and other ways of restricting access to developments can have a divisive effect on communities, creating separate residential areas. Gating should be seen as a last resort.' However, the guidance further states that 'the Council will consider whether the proposed restriction will prevent the type of anti-social behaviour crime evidenced by the

applicant.'

The new metal gates would measure approximately 2m in height (existing gates measure 3.7m at their highest point) and would be moved forward towards the edge of the entrance and slightly set back - by approximately 100mm - from the site boundary line with the pavement of Kentish Town Road. The gates would be remotely operated by means of keyfobs. These would enable residents to engage the opening of the gates on approach to the Mews to ensure the gates are fully opened on arrival, and thus minimize the level of obstructions to the traffic on Kentish Town Road, the buses using the bus stop in close proximity to the entrance to the Mews and also pedestrians.

The Design Out Crime Officer has given his support to the relocation of the gates. The Police Officer, when attending the meeting on site, confirmed the type and degree of anti-social behaviours that the residents of the Mews have been subjected to over the years. Indeed the Police Officer confirmed that arrests of suspects who found themselves 'caught' in the recess, have taken place. This was due to offenders confusing the entrance to the Mews as a possible escape route when being chased by the Police.

On balance, the safety and security of the residents outweighs the harm caused by the presence of the metal gates within the streetscape. It must also be noted that the existing gates are very imposing features as much taller. The reduction in size of the new gates have addressed the concerns raised by the Officer through the course of the previous application (application reference: 2018/0141/P - withdrawn on 08/08/2018), in terms of the detrimental impact tall gates would have on the locale and neighbours.

As such, the proposal, in terms of its size, design, location and material to be used are considered to be acceptable. It would preserve the character and appearance of the Mews and Kentish Town Road, and would also address the issues with anti-social behaviour experienced by the residents of Old Dairy Mews.

The site's planning and appeal history has been taken into account when coming to this decision. An objection was received following the statutory consultations, namely blocking of the public highway and moving anti-social behaviour issues to other places on Kentish Town Road. See the above assessment.

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

- 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 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).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
  
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

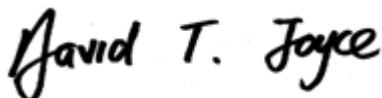
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



David Joyce  
Director of Regeneration and Planning