

Application ref: 2019/1759/P
Contact: Tony Young
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Date: 6 June 2019

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Metcalfe Briggs Surveyors
1 Woodview
Langdon Hills
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

88 Arlington Road
London
NW1 7HT

Proposal: Alterations involving the repositioning of existing metal access gates further forward towards Mary Terrace on new metal posts and with side infill railings.

Drawing Nos: Site location plan; Block plan; (10907/-)01, 02, 03, 04 rev A.;
Manufacturer's product brochure (final details RH15W/O).

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 policies D1 and D2 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: Site location plan; Block plan; (10907/-)01, 02, 03, 04 rev A.; Manufacturer's product brochure (final details RH15W/O).

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves the repositioning of existing side access gates further forward from the building towards the public pathway in Mary Terrace. This access point is currently used as a fire escape route only and not for everyday entry or exit, and the existing gates have a self-closing mechanism to provide security in support of this use. The proposed change is sought as a response to ongoing problems caused by rough sleepers who use the recess and from anti-social behaviour carried out within this area given the natural screening that the recess provides. The proposal is intended to eliminate these types of problems by removing the recess and so create a safer, healthy space for residents and neighbours alike.

The existing black-painted metal gates would be removed and re-hung further forward on new black-painted metal posts. Infill railings would be installed to bridge the remaining gaps on either side. These would match the existing gates as closely as possible in terms of height, colour, materials and design, including the style and type of vertical balusters and finials, as well as, the spacing between balusters.

The proposals also accord with best design practice for crime prevention in so far as any remaining set-back from the outermost building edge would not be more than 600mm deep, the self-closing mechanism would be retained, and the vertical height and horizontal spacing of balusters are designed to help minimise opportunities for hand or foot holds that might aid climbing or assist in being crawled under. The Metropolitan Police Design Out Crime Officer advised that the existing large front metal panel that is fixed to the gates and which helps prevent access to the emergency release handle from the outside could be replaced with weld mesh fencing. This would achieve the same result, but would have the additional benefits of reducing the risk of graffiti (which is already present on the existing panel), as well as, increasing visibility through the gates and railings. In response, the applicant submitted revised drawings which follows this advice.

Overall, the proposals would help to improve the character and appearance of the building and wider Camden Town Conservation Area in accordance with Council policies and guidance, as well as, introduce amenity benefits through reduced opportunities for criminal activity and anti-social behaviour. As such, the proposals are acceptable in both design and amenity terms.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the development is in general accordance with policies A1, D1, D2 and C5 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer