

Application ref: 2019/0893/P  
Contact: Adam Greenhalgh  
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Date: 20 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Vincent Gorbing Limited  
Sterling Court, Norton Road  
Stevenage  
Hertfordshire  
SG1 2JY

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Safestore**  
**Charlton Street**  
**London**  
**NW1 1NR**

Proposal:

Installation of new fencing and electronic sliding gates to enclose 2 x car parking areas fronting Chalton Street.

Drawing Nos: 30581/1 R1, 30581/2 R1, 4458/SK02 A, 4458/SK01 B, 4458/13 B, 4458/12 B, 4458/11 C, 4458/10 E, Design & Access Statement Rev C, Planning Statement, 1250, List of Proposed Plant Species, 1250 A

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 drawings and documents:

4458/13 B, 4458/12 B, 4458/11 C, 4458/10 E, Design & Access Statement Rev C, Planning Statement, 1250, List of Proposed Plant Species (1250 A)

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The main issues in this case relate to the effects on the streetscene and public realm, the amenity of occupiers, security and safety.

In terms of the effects on the streetscene and public realm, the Council's CPG on Design encourages 'permeability' in new developments and minimising barriers to movement (paras. 4.66 and 4.67). Policy D1 (Design) of the Local Plan requires development to integrate well with surrounding streets, to improve movement through the site and to contribute positively to the street frontage.

The proposals would potentially result in reduced permeability in the sense that two sections of site frontage would be enclosed by railings and gates. However, the proposals are considered to have a neutral effect on the

appearance of the streetscene given that they would match the existing railings with brick piers which extend along part of the frontage of the existing site, and they would also match the railings in front of the adjoining site to the north, Godwin Court. Plants would be provided behind the railings to 'soften' the appearance and increase the landscape value of Chalton Street. The arboricultural value of the proposed planting is considered to be acceptable.

More significantly, the need for new development to safeguard amenity and security is referred to in the Local Plan and Design CPG. Policies D1 and C5 require development to be secure and designed to minimise crime and anti-social behaviour. Policy A1 (Managing the impact of development) requires development to safeguard the amenity of occupiers and the Design CPG (Designing safer environments) requires development to contribute to community safety and security, with security features incorporated.

Letters of support (5) have been received from occupiers of the site on the grounds that the proposal would reduce the scope for anti-social and criminal behaviour. It is asserted that the site is subject to anti-social and criminal behaviour as a result of the existing openings onto the street.

A letter of support has also been received from the school opposite the site, also on grounds of a contribution to security for users of the school as a result of the proposal to provide railings and gates to the areas which are subject to anti-social and criminal behaviour.

The Metropolitan Police (Designing Out Crime) Officer has noted that the proposal takes on board police concerns and the application is supported by the police.

Officers consider that the proposed railings and gates would comply with the requirement to provide security and amenity within developments and there would be no undue harm caused to the design guidance on permeability. The new gates would provide access for pedestrians and motorists. The Highways Team also note that the proposals would not result in an undue loss of highway safety for motorists or pedestrians.

Letters of support have also been received from the Council's Ward Housing Manager (representing residents of the Mayford Estate) and also the Council's Property Management (Supporting Communities) Team.

Finally, letters/emails of support have been received from the MP and a Ward Councillor.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer