

Application ref: 2019/0733/P
Contact: Kristina Smith
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Date: 31 July 2019

Development Management
Regeneration and Planning
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Whymark Moulton Ltd
14 Cornard Road
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CO10 2XA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

**Curnock Street Estate
Camden Street & Pratt Street
London NW1**

Proposal:

Erection of pedestrian and vehicular metal gates plus mesh fencing in 3 locations within the estate .

Drawing Nos: 01; 02b; 03a; 04a; 05; 06; 07A; 08A

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 01; 02b; 03a; 04a; 05; 06; 07A; 08A

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

Informative(s):

1 Reasons for granting permission-

It is proposed to install three gates in different locations on the Curnock Estate to address anti-social behaviour, namely drug dealing issues. The gates would be visible from within the estate only.

Positions 1 and 2 involve gating a pathway of approx. 17m length that runs parallel to the rear of the Barnbrough block. The area has very poor visibility from nearby windows and there is not sufficient pedestrian movement to ensure the area is well overlooked. The pathway has multiple means of ingress/egress. As a result, the area has become a popular location to carry out drug dealing as it is concealed from public view and is easy to escape when pursued by the police.

Position 3 would involve the relocation of an existing gate, bringing it forward by approx. 3.5m to remove a recessed area.

The gates are of a height (approx. 2.4m) and style (vertical metal bars and/or Securifor mesh) to prevent them from being climbable and will incorporate a Gerda lock, allowing access for maintenance and by the fire service if required.

Whilst installing gates and reducing permeability is not typically a preferred solution to such issues, the estate's design is inward looking, difficult to navigate and has multiple routes in and out. In this context, the proposal is considered an appropriate response. It is accepted that the installation of gates might deflect the issue to elsewhere on the estate; however, the problem will be more visible in other locations and therefore it is expected that there will be reduction in anti-social behaviour.

The Council's 'Designing out Crime' and Community Safety officers are fully supportive of the proposal in light of the significant issues that were well apparent on the site visit and from resident consultation. It is not anticipated that the installation of gates would cause an obstruction to how the police or fire brigade may respond to future incidents. Revisions to the details of the gates have been sought in response to their feedback. These involve some slight repositioning to avoid creating concealed areas.

The gates are appropriate and acceptable in size, design and materials and will not harm the character of this postwar estate and local townscape.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. Whilst the gates would result in some longer distances between certain residents' front doors and the surrounding streets, this is considered a minor inconvenience relative to the benefits in terms of reducing anti-social behaviour.

One letter of support has been received prior to making this decision commenting that the proposal will make the estate safer and deter daily anti-social behaviour and drug dealing. The planning history of the site has been

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 the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer