

**From:** [REDACTED]  
**Sent:** 06 August 2019 08:17  
**To:** Planning [REDACTED]  
**Subject:** Planning Application - 2019/3067/P - 1-31 Churchway Estate, NW1

FAO Alyce Jeffery

Thank you for allowing me to comment on planning application 2019/3067/P which relates to the erection of secure gates and fencing around 1-31 Churchway Estate, NW1.

Overall I have no objections to the proposal but have the following comments and recommendations to make.

**Comments and Recommendations**

- The height and design of the proposed fencing is acceptable in removing any risk of the boundary being climbed over or crawled under therefore reducing the risk of illegal entry.
- The centrally positioned gate causes the most concern due to its location. In its current position the steps leading down to the undercroft area are still accessible and therefore can still be used as an area where people can sit and congregate. The current hedging and the fact the steps are below the surrounding ground level offers cover and concealment for anti-social behaviour to occur. The reasons for the installation is due to rough sleeping as the undercroft provides protection from inclement weather... though this as now been effectively removed with the boundary line other issues such as alcohol abuse, Class A drugs misuse and Spice misuse must be considered as these are unfortunately common amongst the rough sleeping community. Ideally I would like to see the gates positioned at the top of the steps to eliminate this area as a place to congregate.
- Both gates state 'Gerda' locks to be possibly used and this will be acceptable as keys cannot be easily copied. Consideration will be required to ensure that the locks cannot be reached from the public side of the boundary and manually opened. If this is the case then extra protection will be required to prevent either a hand or an extension device being used... a shroud around the internal locking face or a blanking plate on the external face should reduce this risk.

If the applicant wishes any further help regarding this application I will be happy to be contacted.

Kind regards

Jim



Jim Cope  
Police Constable – Design Out Crime Officer  
Metropolitan Police Service  
Continuous Policing Improvement Command (CPIC)



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