

Application ref: 2019/1858/P
Contact: Mark Chan
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Date: 11 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Rapleys LLP
33 Jermyn Street
London
SW1Y 6DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Street Record
St Crispin's Close
London
NW3 2QF

Proposal:

Construction of inward opening vehicular and pedestrian gates at the entrance of St Crispin's Close.

Drawing Nos: Cover Letter, Site Location Plan, Access Statement, SCC-100E, SCC-200.1E, SCC-200.2E, SCC-100, SCC-100.1, SCC-200.1_Rev 1 and SCC-200.2__Rev 1

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 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:

Drawing Nos: Cover Letter, Site Location Plan, Access Statement, SCC-100E, SCC-200.1E, SCC-200.2E, SCC-100, SCC-100.1, SCC-200.1_Rev 1 and SCC-200.2__Rev 1 (Last received 23/07/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Permission is sought for the installation of new security gates for both vehicles and pedestrians at the entrance of St Crispin's Close which is a private residential cul-de-sac. The application site is to the immediate south of Hampstead Heath Railway Station and north of The Garden Gate Pub. The proposal seeks to erect metal rail gates from ground level to a maximum height of 2.5m with associated key code access pads.

It should be noted that a similar application was refused previously and an appeal was also dismissed in 2014. One of the main reasons for the dismissal was the benefits of crime prevention does not sufficiently outweigh the harmful effect on social cohesion which the gates may bring. Since the refusal, the Council has adopted a new Local Plan and the residents have installed high wattage security lights along St Crispin's Close.

In the current application, the applicant has provided plenty of evidence and police reports of the crime and antisocial behaviour incidents which have occurred within the close over the past year. The newly installed security lights together with the existing CCTV system are unable to lower the level of crime and antisocial behaviour. Thus, whilst the Council does not support gated community in general, the gates are considered acceptable in this instance as it is a last resort.

The proposed gates will be positioned approximately 10m from the private close entrance to maintain a sense of openness and would not have a significant impact on the safety and efficient operation of the adjacent public highway.

The black painted metal rail gates and railings would have a simple and traditional appearance that is considered appropriate given the sites location in a conservation area, and would not cause harm to its special character.

The gates will act as a deterrent for any potential antisocial behaviour within the close and assist in reducing the crime and antisocial behaviour which has been reported and demonstrated by the applications. Design Out Crime Officer from the Met Police has been consulted and does not object to the proposal.

Given that the close is private property and the existing arrangement of the close is that of a cul-de-sac with no thoroughfare, closing the close is considered acceptable in this instance.

The size and location of the proposed security gates are not considered to harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy.

The applicant has provided an Access Statement and has demonstrated that the gates will not hinder the movements of wheelchair users as there will be no changes to the existing pedestrian route and the key pads will be accessible to those with manual dexterity issues and visual impairments.

No objections have been received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies C1, C5, C6, D1, D2 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.

- 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

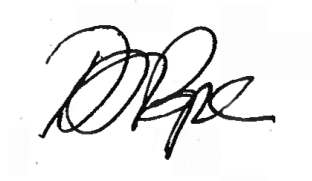
Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London 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 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 blue rectangular background.

Daniel Pope
Chief Planning Officer