

# Parliament Hill Fields Lido, Hampstead Heath, London NW5 1LT

Planning, Design, Access & Heritage Statement

**on behalf of City of London Corporation**

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## 1.0 Introduction

1.1 This statement is prepared by Nexus Planning Ltd on behalf of the City of London Corporation ("The Applicant") in support of an application seeking Full Planning Permission and Listed Building Consent submitted over the Parliament Hill Fields Lido, in Hampstead Heath ("The Site") to London Borough of Camden Council as the Local Planning Authority for the following development:

*"Erection of a security fence for a temporary period and installation of 2 x lights and 1 x mosquito electronic device to the northern elevation"*

1.2 The following documents have been submitted in support of this application:

- Application Form;
- Site Location Plan;
- Proposal Plan – Fence Location;
- Proposal Plan – Mosquito Device & Lighting Location;
- Information Sheets for Proposed Fence
- Information Sheet for Proposed Lighting
- Information Sheet for Proposed Mosquito Device;
- Tree Survey & Root Protection Area Plan.

1.3 This statement should be read in conjunction with the above listed supporting documents.

1.4 This statement is structured as follows:

- Section 2 sets out a description of the application site and the surrounding area and provides an overview of relevant planning history;
- Section 3 details the development as proposed;
- Section 4 outlines the relevant planning policy context;
- Section 5 considers the development proposal against relevant planning policies;
- Section 6 provides an overall summary and conclusion.

## 2.0 Background Information

### Site

- 2.1 Parliament Hill Fields Lido is a Grade II Listed public outdoor swimming pool, located in the southern part of Hampstead Heath. The application site has an area of 7,000 sqm. The location of the site is shown in Figure 1 below.



**Figure 1: Location of Parliament Hill Fields Lido**

- 2.2 The Parliament Hill Fields Lido contains a 61m outdoor swimming pool, changing facilities, a café, and staff facilities. The building comprises patterned stock brick and flat roofs concealed behind parapets. The main building is single-storey, forming a U-shape around the pool, to the east, west and south. A smaller building is located north of the pool.

2.3 The Parliament Hill Fields Lido is a Grade II Listed Building. The Parliament Hill Fields Lido was included on the Listed Building Register as the most sophisticated of the thirteen lidos constructed by the London County Council between 1909 and 1939. Parliament Hill Fields is considered to be the best representative example of the rectangular pools enclosed by high walls found in urban locations

2.4 The site, being within Hampstead Heath, is designated Metropolitan Open Land (MOL). The site is also designated as Local Plan Open Space, and falls within the designated viewing corridor, which aims to preserve views to St Paul’s Cathedral and the Palaces of Westminster.

2.5 The site is not located within a Conservation Area.

**Surrounding Area**

2.6 The application site is located in the southernmost part of Hampstead Heath. It is directly adjoined by the Parliament Hill Fields Cricket Ground to the north, a visitor car park to the south. To the west, the site is adjoined by a vegetated boundary to the railway line. To the east, the site is adjoined by an access road, a vegetated park boundary, and residential development along Lissenden Gardens.

2.7 The site is located in close proximity to the Gospel Oak train station, and the residential areas of Kentish Town, Darmouth Park and Gospel Oak.

**Planning History**

2.8 A review of Camden’s Planning Search Tool has identified several historic applications over the Lido site. Notwithstanding, we acknowledge several applications have been submitted over the Heath, the most relevant of which we have tabulated below:

**Table 1: Relevant Planning History - Application Site**

Reference	Address	Proposal	Decision	Date
2019/1159/L & 2019/1125/P	Parliament Hill Fields Lido London NW5 1LT	Installation of full height metal gates & turnstile to main entrance, new full height turnstiles to changing rooms at either end on the building with internal shutters at two new exit points, new stairs, rendered wall, handrails and associated signage.	Granted	18/04/2019

2017/6976/L & 2017/5886/P	Parliament Hill Lido Gordon House Road London NW5 1NA	Installation of roof-mounted solar panels onto the existing metal roof of Parliament Hill Lido Building	Granted	20/12/2017
2015/6899/L & 2015/6711/P	Parliament Hill Lido Gordon House Road London NW5 1NA	Repair of the boundary wall and replacement of existing fencing with metal screens.	Granted	13/01/2016
2015/0163/L & 2014/7960/P	Parliament Hill Lido Gordon House Road London NW5 1LP	Alteration to cafe glazing to form 3 x new double doors on the pool elevation, and alteration to the north elevation to create double doors within existing window openings.	Granted	02/03/2015
2010/3096/L	The Lido Parliament Hill Fields Hampstead Heath London NW5	Submission of details of roof material pursuant to condition 6(f) and details on non like for like repairs pursuant to condition 9 of planning permission granted 04/12/2003 (ref LEX0300188) for the repair, upgrading and alterations to the existing Lido open air swimming pool complex.	Granted	02/08/2010
2006/0276/L	The Lido Parliament Hill Fields Hampstead Heath London NW5	Installation of 2 no. movable / stackable internal privacy screens and partial demolition and subsequent rebuilding of perimeter wall to create a temporary contractors opening to enable works of refurbishment.	Granted	06/03/2006

## 3.0 Proposed Development

### Description of Development

- 3.1 The proposed development is best described as *“Erection of a security fence for a temporary period and installation of 2 x lights and 1 x mosquito electronic device to the northern elevation”*.

### Purpose of Development

- 3.2 The purpose of the proposal is to improve security, reduce illegal access to and ensure the safe functioning of the Parliament Hill Fields Lido.
- 3.3 The popularity of the Lido has increased year-on-year and during the summer months regularly has to be closed to the large queues, after the pool reaches capacity. The control of this over capacity closure had become a major challenge for the staff to manage. In some instances, the large queues and closed facility lead to crowd surges, break-in attempts, verbal and physical threats to staff and public disorder, and even police involvement resulting in the Lido being closed.
- 3.4 The applicant confirms that there have been numerous attempts made to climb in to the facility on the extremely hot days in 2019, and in previous years. In particular, people made numerous attempts to gain illegal access to the facility by climbing up and over the Lido’s rear wall, which not only puts themselves at risk, but also puts staff who were required to respond to this ant-social and challenging behaviour at risk.
- 3.5 The café premise located inside the Lido also encountered three separate burglaries. In these instances, access to the premises was achieved by the offenders climbing over the rear of the premises and gaining entry to the café building from the pool side.
- 3.6 Accordingly, the installation of a temporary security fence is proposed to limit break in attempts during the peak summer months. Ideally, the applicant seeks to install the fence in May 2020. It would then remain in place until September 2020, before being removed for the winter.



- 3.7 Furthermore, safety concerns have been raised by staff leaving the Parliament Hill Fields Lido Building after dark. The northern building has very limited external lighting, and the surrounding part of Hampstead Heath is not well lit. Accordingly, it is proposed to install 2 x sensor lights on the northern elevation, to provide much needed lighting. One light would be installed above the public café entrance, and one above the café staff entrance.
- 3.8 Finally, local residents have notified the City of London Corporation of increasingly frequent loitering and anti-social behaviour by youths around the Parliament Hill Fields Lido building after dark.
- 3.9 In addition to the noise nuisance caused to local residents by loiterers, the applicant is concerned that after dark loitering could result in vandalism to this Grade II Listed Building.
- 3.10 As such, it is proposed to install a mosquito device on the parapet wall at a height of approximately 3.5m – 4m. The mosquito is an alarm device purposefully designed to deter loitering, by emitting a sound at a high frequency. This device would be on a timer and detector, only coming on after the hours of darkness and turning off at dawn, being operational when instances of anti-social behaviour are most likely.

### **Development Details**

#### Fence

- 3.11 The proposed location of the fence is clearly shown on the proposal plan submitted alongside this application. The total distance of the proposed fence would be 105m. Furthermore, a technical datasheet has been provided for the proposed fencing.
- 3.12 The fence proposed is the "Live Secure Storm Fence". The fence will be 2.4m high, 0.5m deep and dark green in colour. The fence will be self-supporting, with no ground strikes. It will feature base bins (providing support) that double as planters.

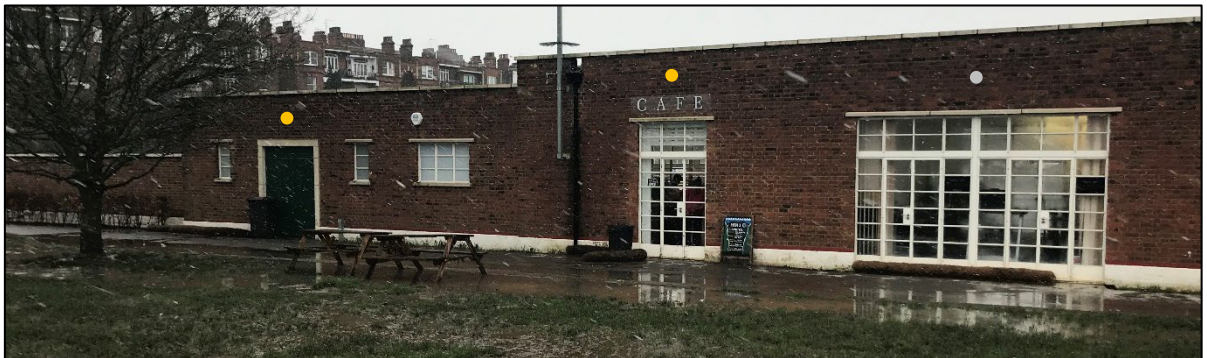
#### Lighting

- 3.13 The proposed location of the two new lights is clearly shown on the proposal plan submitted alongside this application. One light would be installed above the public café entrance, and one above the café staff entrance (Figure 2). A technical datasheet has been provided for the proposed lights.

- 3.14 The proposed lights are “EyeKon LED”, which feature in-built motion sensors. The dimensions of the lights are 340mm x 155mm with a total power of 16W. Illumination details are provided within the EyeKon LED data sheet.

#### Mosquito

- 3.15 The proposed location of the mosquito is clearly shown on the proposal plan submitted alongside this application. It is proposed to install a mosquito device on the parapet wall at a height of 3.4m (Figure 2). Furthermore, a technical datasheet for the mosquito device is enclosed.
- 3.16 The device is approximately 100mm x 100mm x 80mm in size, and will be enclosed within discreetly coloured, weather-proof case. The maximum volume of the Mosquito is 104 dB, however, when installed at height, the maximum volume at the ear is closer to 97 dB.



**Figure 2: Photo of Lido Building with proposed lighting (yellow) and mosquito (grey) locations indicated**

## 4.0 Planning Policy Context

4.1 The relevant planning policy framework includes:

- The National Planning Policy Framework (2019)
- The London Plan (2016)
- Draft London Plan (2019)
- London Borough of Camden's Development Plan

4.2 The most relevant planning policy considerations from the NPPF, the London Plan, and Camden's Development Plan have been identified and addressed below.

### National Planning Policy Context

4.3 The National Planning Policy Framework was adopted 27th March 2012, and the Government published the updated National Planning Policy Framework ('NPPF') in July 2018, which was then revised in February 2019. The NPPF sets out the Government's planning policies and how these are expected to be applied.

4.4 Paragraph 7 of the NPPF identifies that the achievement of sustainable development is the purpose of the planning system, and paragraph 10 sets out that at the heart of the framework is a presumption in favour of sustainable development. This means, that LPAs should approve development proposals that accord with an up to date development plan, without delay.

4.5 Chapter 8 of the NPPF emphasises the Government's intention to support healthy and safe communities. Specifically, provision of social and recreational facilities is promoted at paragraph 92, and access to high quality open spaces and opportunities for sport and physical activity is encouraged at paragraph 96. Furthermore, at Paragraph 95, the Government emphasises that planning should promote public safety.

4.6 Chapter 13 of NPPF sets out the Government's intention to protect green belt land, and this position also applies to Metropolitan Open Land (MOL). Paragraph 145 of the NPPF sets out that the construction of new development in the green belt (or MOL) is inappropriate, apart from in specific exception cases. One such exception, as stipulated at item (b) of Paragraph 145 is

*“provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation .... as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.”*

4.7 Chapter 16 of the NPPF stipulates the Government’s intention to conserve and enhance the historic environment. To this effect, in line with paragraph 189, an applicant is required to describe the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. Further, paragraph 194 provides that *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”*

4.8 Finally, Paragraph 196 states:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

### **Regional Planning Context**

4.9 London Borough of Camden falls within the Greater London Area. Therefore, the London Plan (2016) is also of relevance, setting the planning strategy for the whole of London including Camden. This document sets out the Mayor’s spatial development strategy for London. The London Plan outlines the integrated economic, environmental, transport and social planning policy.

4.10 The proposed scheme has been prepared in consideration with the following policies of the London Plan 2016:

- Policy 2.18 – Green Infrastructure
- Policy 3.16 – Protection and Enhancement of Social Infrastructure
- Policy 7.2 – An Inclusive Environment
- Policy 7.4 – Local Character
- Policy 7.5 – Public Realm
- Policy 7.8 – Heritage Assets and Archaeology

- Policy 7.11 – London View Management Framework
- Policy 7.17 – Metropolitan Open Land

4.11 Where relevant, these policies are discussed in further detail in Section 5.0 below.

4.12 The Examination in Public on the Draft New London Plan was held in 2019, and the Panel of Inspectors appointed by the Secretary of State issued their report and recommendations. Following this, the Mayor’s ‘Intend to Publish’ version of the Draft London Plan has been released in December 2019 and the policies can now be given a significant amount of weight in planning decision. However, until this version is approved by the Secretary of State and London Assembly, the new London Plan will not have full weight in planning decisions.

4.13 The proposed scheme has been prepared in consideration with the following emerging policies of the Draft New London Plan (2019):

- Policy GG1 - Building Strong and Inclusive Communities
- Policy GG3 – Creating a Healthy City
- Policy S1 – Developing London’s Social Infrastructure
- Policy S5 – Sports and Recreation Facilities
- Policy HC1 – Heritage Conservation and Growth
- Policy HC4 – London View Management Framework
- Policy G1 – Green Infrastructure
- Policy G3 – Metropolitan Open Space
- Policy G4 – Open Space
- Policy G7 – Trees and Woodlands

4.14 Again, where relevant, these policies are discussed in further detail in Section 5.0 below.

#### **Local Planning Policy Context**

4.15 At the local level, Camden’s Development Plan consists of the Camden Local Plan (2017), the Camden Site Allocations Local Development Document (2013), and various neighbourhood plans. The site falls within the Dartmouth Park Neighbourhood Plan area. The Dartmouth Park Neighbourhood Plan has not been formally adopted yet, but is due for adoption in March 2020.

4.16 The Local Plan (2017) provides the overarching vision, strategy and objectives for planning in London Borough of Camden. Key policies include:

- Policy C1 – Health and Wellbeing
- Policy C5 – Safety and Security
- Policy A1 – Managing the Impact of Development
- Policy A2 – Open Space
- Policy A3 – Biodiversity
- Policy D1 – Design

4.17 The application site is not included in the Site Allocations Local Development Document (2013), and as such, this policy has not been taken into consideration in the preparation of this application.

4.18 Camden Council has adopted a number of “Camden Planning Guidance” (CPG) documents, and these have also been considered in the design of this proposal.

## 5.0 Material Planning Considerations

5.1 In this section of the Planning Statement, we assess the proposal against the most relevant policies from the planning framework, as identified above.

5.2 This assessment has specific regard to the following key issues:

- Principle of the Development
- Impact upon the Metropolitan Open Space
- Impact upon Heritage Asset
- Character and Design Considerations
- Trees and Biodiversity
- View Management
- Other Material Considerations

### Principle of the Development

5.3 As noted above, Chapter 8 of the NPPF emphasises the Government's intention to support healthy and safe communities. Specifically, provision of social and recreational facilities is promoted at paragraph 92, and access to high quality open spaces and opportunities for sport and physical activity is encouraged at paragraph 96.

5.4 This position is supported by the London Plan, whereby Policy 3.16 states *"Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments"*. It is noted that recreational facilities fall under the London Plan's definition of social infrastructure.

5.5 Emerging Policy GG1 of the Draft London Plan sets out that public spaces are consistently planned for people to move around and spend time in comfort and safety.

5.6 Paragraph 1.31 of the Camden Local Plan (2017) acknowledges that the borough experiences crime, disorder and anti-social behaviour, which whilst common in inner city areas, represents a major concern for local residents.

5.7 Policy C5 of the Camden Local Plan (2017) sets out the LPA's intention to make a Camden a safer place. This policy sets out that the Council will:

*(b) require developments to demonstrate that they have incorporated design principles which contribute to community safety and security*

*(c) require appropriate security and community safety measures in spaces;*

*(d) promote safer streets and public areas*

*(f) promote the development of pedestrian friendly spaces*

5.8 In light of security issues that have been experienced at the Parliament Hill Fields Lido in recent years, the applicant is proposing to incorporate appropriate security measures to ensure the safe continued functioning of this much loved facility within Camden, and that help address the objectives sought by the Council under Policy C5. Particularly, the proposal is considered to help create safer public spaces through the provision of enhanced lighting, and the mosquito device which deters loitering.

5.9 Furthermore, as noted above, the applicant proposed to install the security fence to limit illegal access to the Lido. This approach is essential to address health and safety concerns associated with the lido, by restricting unauthorised access, facilitating safe use by pool users, and maintaining appropriate capacity control for Lido staff. The proposed fence has been specifically chosen to be attractive (including planters) and transparent in design, so not to obscure public views.

5.10 The proposals are considered to be wholly consistent with Policy C5 in this regard, and will ensure the ongoing safe operations of the Lido.

5.11 Paragraph 7.18 of the Camden Local Plan, has been drawn to our attention. This paragraph states:

*"The Council will seek to maintain good accessibility in urban areas to foster flows of movement which produce vitality and natural surveillance and in doing so increase safety. Gating as a*



*solution to crime and antisocial behaviour problems will be resisted unless there are exceptional circumstances.”*

- 5.12 We do not consider this statement to be relevant to the proposed security fence. Firstly, the applicant is not proposing gating a solution to crime, but is instead trying to ensure the safety of the Lido. Secondly, providing a security fence external to the Lido will not impact on accessibility or restrict movement flows. Finally, the proposed fence will be sufficiently transparent so as not to impact upon natural surveillance. The proposal is considered to represent a suitable solution to restrict unauthorised access to the Lido.
- 5.13 The proposal is considered to enhance the existing Parliament Hill Fields Lido, by improving the safe operation of the facility, via security fence and lighting installations. Furthermore, the proposal to install a mosquito device seeks to improve the safety of the wider Parliament Hill Fields area, by seeking to deter loitering and anti-social behaviour. As such, the principle of the proposed development is considered to be supported by relevant national, regional and local planning policy, being consistent with Chapter 8 of the NPPF, Policy 3.16 of the London Plan, Emerging Policy GG1 of the Draft London Plan and Policy C5 of the Camden Local Plan.

#### Impact upon Metropolitan Open Land

- 5.14 The application site is located within designated Metropolitan Open Land (MOL), as is all of Hampstead Heath. Policy 7.17 of the London Plan, Emerging Policy G3 of the Draft London Plan, and Policy A2 of the Camden Local Plan emphasise the importance of preserving the openness and character of MOL.
- 5.15 Meanwhile, in line with Policy 7.17 of the London Plan and Emerging Policy G3 of the Draft London Plan, MOL is given the same level of protection as the Green Belt.
- 5.16 Paragraph 145 of the NPPF sets out that the construction of new development in the green belt (or MOL) is inappropriate, apart from in specific exception cases. One such exception, as stipulated at item (b) of Paragraph 145 is

*“provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation .... as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.”*

- 5.17 The proposed development is directly associated with the outdoor recreational use of the site as a Lido, and is designed to improve the safety and security of the facility to ensure its ongoing operation. As such, it is considered the proposal is an 'exception' in line with item (b) of Paragraph 145 of the NPPF, thus representing appropriate development within MOL.
- 5.18 It is further emphasised that the proposed fence will be temporary in nature, being in situ for the summer months only. Furthermore, a partially transparent fence has been chosen over a close boarded fence to ensure the structure preserve the openness of the MOL. The installation of 2 sensor lights and 1 mosquito device on the existing northern elevation of the Lido building will not impact upon openness.
- 5.19 As such, it is considered the proposal is consistent with the NPPF, with Policy 7.17 of the London Plan, Emerging Policy G3 of the Draft London Plan, and with Policy A2 of the Camden Local Plan.

#### Impact upon Heritage Asset

- 5.20 Chapter 16 of the NPPF requires applicants to determine the significance of an Heritage Asset when putting together proposals and requires LPAs to take account of the desirability of sustaining and enhancing the significance of the asset when assessing applications affecting heritage assets.
- 5.21 Consideration should be given to the impact of a proposed development on the significance of a heritage asset, and any harm will require clear and convincing justification. This development proposal is not considered to cause harm to the Grade II Listed Building, as all elements of the proposal (lighting, mosquito and free-standing fence) are temporary installations, and can easily be removed without any damage to the building.
- 5.22 Policy 7.8 of the London Plan requires development to conserve the significance of heritage assets, by being sympathetic to their form, scale, materials and architectural detail. The proposed lighting and mosquito device are small in scale, and will be discreetly located so to conserve the significance of the Parliament Hill Fields Lido Building. The proposed fence, which is temporary and free standing is not considered to impact on the significance of the heritage asset.
- 5.23 Meanwhile, Policy D2 of the Camden Local Plan states that the Council will resist development that would cause harm to significance of a listed building through an effect on its setting.

- 5.24 It is re-iterated that the proposed lighting and mosquito device are small in scale, not overly visible, and can easily be uninstalled from the Lido building. As such, it is not considered that these elements would cause harm to the Listed Building or its setting.
- 5.25 For the reasons set out above, it is not considered the proposal would cause any harm to the heritage asset, and is consistent with the NPPF, Policy 7.8 of the London Plan and Policy D2 of the Camden Local Plan in this regard.

#### Character and Design Considerations

- 5.26 As previously noted, Policy 7.17 of the London Plan and Policy A2 of the Camden Local Plan promote the preservation of the existing character of MOL.
- 5.27 Furthermore, Policy 7.4 of the London Plan emphasises that development proposals should contribute to a positive relationship with natural landscape features, including the underlying landform and topography of an area, and make a positive contribution to the character of a place.
- 5.28 Policy 7.5 of the London Plan requires social infrastructure (including landscape treatments and furniture) to be of the *“highest quality, have a clear purpose, maintain uncluttered spaces and should contribute to the easy movement of people through the space”*.
- 5.29 Policy D1 of the Camden Local Plan also emphasises that development must respect its local context and character, and comprise high quality, complementary materials, detailing and landscaping design.
- 5.30 It is noted that the proposed security fence will be temporary in nature, and accordingly will have no lasting impact on the character or the Parliament Hill Fields Lido, or wider Hampstead Heath area.
- 5.31 Furthermore, the proposed lighting has been specifically chosen so not be visually prominent. Similarly, the proposed mosquito device will be concealed from view. Accordingly, these elements of the proposal are not anticipated to impact on appearance of the Parliament Hill Fields Lido building, nor will they detract from the character of the surrounding area.
- 5.32 For these reasons, the proposal is considered to comply with Policies 7.4, 7.5 and 7.17 of the London Plan, Policies A2 and D1 of the Camden Local Plan.

### Trees and Biodiversity

- 5.33 Policies 7.21 of the London Plan, Emerging Policy G7 of the Draft London Plan, and Policy A3 of the Camden London Plan provide policy protection to existing trees, vegetation, habitats and species of value.
- 5.34 This application is supported by a tree survey prepared by the applicant's arborist. The arborist has concluded that having plotted and assessed the 11 trees located on the field next to the Lido, it is considered that there would be no wind load, damage or compaction impact on the canopy or roots of these trees in the location where it is proposed to erect free standing fencing.
- 5.35 As such, the proposal is considered to be consistent with Policy 7.21 of the London Plan, Emerging Policy G7 of the Draft London Plan and Policy A3 of the Camden Local Plan in this regard.

### View Management

- 5.36 As noted above, the application site falls within designated View Management Corridors, which aim to preserve views from Parliament Hill to Central London (and specifically, to St Pauls Cathedral and the Palace of Westminster).
- 5.37 Policies 7.11 and 7.12 of the London Plan and Emerging Policies HC3 and HC4 of the Draft London Plan seek to protect these existing view corridors, by ensuring development in the foreground is not overly intrusive, unsightly or prominent to the detriment of the view.
- 5.38 The highest component of the proposed development would be the temporary fence which has a maximum height of 2.4m.
- 5.39 Furthermore, it is noted that the fence is not a close-boarded structure, but is instead a wire fence. Therefore, it is not considered this element of the proposal would be intrusive to existing views.
- 5.40 The proposed lighting and mosquito will be installed on the Lido building's existing wall, and will not impact on views.
- 5.41 Given the low overall height and non-bulky nature of the proposed fence, it is not considered that the proposal would be intrusive, unsightly or prominent, or detrimental to existing views.

5.42 As such, the proposal is considered to be consistent with Policies 7.11 and 7.12 of the London Plan and Emerging Policies HC3 and HC4 of the Draft London Plan in this regard.

Other Material Planning Considerations

5.43 With respect to **flood risk**, it is noted that the application site is located in Flood Zone 1, and does not exceed one hectare in size. As such, a flood risk assessment is not considered to be necessary.

## 6.0 Conclusions

- 6.1 The proposed development at Parliament Hill Fields Lido in Hampstead Heath involves the installation of a new security fence, two sensor lights, and an electronic mosquito device.
- 6.2 Together, the proposals are intended to improve the safe function of the Lido. Specifically, the proposed security fence is intended to assist with crowd management during the busier summer months, and limit illegal access; the proposed sensor lights will facilitate safe access after dark; and the proposed mosquito device is designed to emit sound at a high frequency to deter loitering.
- 6.3 The proposal which comprises of the provision of appropriate facilities for outdoor recreation within an existing recreation facility, is considered to represent acceptable development within Metropolitan Open Land in line with Paragraph 145 (b) of the NPPF.
- 6.4 The proposal is not considered to harm the setting of the Grade II Listed Lido Building, which is discussed further in the enclosed heritage statement.
- 6.5 The design of the proposal has been carefully developed to ensure the openness and landscape character of Hampstead Heath is preserved and enhanced.
- 6.6 The development will not impact on existing views from Parliament Hill to Central London, and is considered acceptable in this regard.
- 6.7 Overall, the proposal is considered to be consistent with relevant national, regional and local planning policy considerations, and as such should be granted planning approval and listed building consent without delay.

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