

Application ref: 2019/5901/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 13 March 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

rxMr Abdulali Jiwaji
Old Dairy Mews
LONDON
NW5 2JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Old Dairy Mews
LONDON
NW5 2JW

Proposal:
Installation of new entrance gates to Old Dairy Mews to 100mm from the facade of the existing building on Kentish Town Road and relocation of existing gates further back within the passageway

Drawing Nos: Site location plan; 001 Rev 4

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, and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 001 Rev 4

Reason:

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

- 4 No development shall take place until there has been submitted to and approved in writing, by the Local Planning Authority, specification details of the gate operating mechanism (including FOBs) that would satisfy the requirement of opening time of the gates to be no more than 10 seconds, as well as to be openable from a distance of a 50m range.

Reason: To ensure that the proposal does not cause congestion to road users, impede or obstruct pedestrian movement on Kentish Town Road and neighbouring occupiers' movements in accordance to policies A1 and T3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposal seeks the installation of additional 2m high metal entrance gates and the relocation of the existing 3.7m black metal gates approximately 6.4m back from the Kentish Town Road facades, further into the Old Dairy Mews access passage. This proposal follows the previous grant of planning permission for replacement gates under 2018/4987/P but would provide an additional level of security whilst allowing vehicles to approach the second set of gates without obstructing pedestrian movements on Kentish Town Road. Further details of the gate opening mechanism would be secured by planning condition.

The need for changes to the gating is in response to issues with anti-social behaviour experienced by the residents of the mews and taking place in the recessed passage. The principal of the proposal was assessed fully under the previous permission and this change is considered minor in nature.

Given the passageway is currently gated, the proposals are considered to preserve the character and appearance of the mews and Kentish Town Road, and would also address the issues with anti-social behaviour experienced by the residents of Old Dairy Mews and the surrounding area.

The site's planning and appeal history has been taken into account when coming to this decision. An objection was received following the statutory consultations and duly taken into consideration.

As such, the proposed development is in general accordance with policies A1, C5 and D1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with policies of the London Plan 2016 and the 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer