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Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2119/P		30/06/2020 22:57:56	SUPPRT	<p>As a resident of Waterside Place for the last 10 years, I support this application as I feel it would prevent drunken individuals using the garden as a toilet at night. My elderly mother does not feel safe walking into the garden after dark as there have even incidents of young men loitering in the bushes. At the recent residents meeting numerous incidents of attempted crimes were discussed, including cars and front doors showing clear signs of attempted entry. While not reported these are alarming to hear about.</p> <p>There are numerous other gated developments in Primrose Hill, indeed there seems to be a real precedent for gates across lanes between terraced houses in the surrounding roads, so this is by no means unusual. We would feel much safer if the gates were permitted to be installed.</p>

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2020/2119/P		30/06/2020 14:14:35	SUPPRT	<p>The residents of Waterside Place recently had a democratic vote whereby the decision to apply for Planning Permission to install electronic gates was passed by a large majority of full time residents.</p> <p>The residents are of a varied demographic and voted in favour of the gates for numerous important reasons. Those living in Waterside Place are by no means trying to be 'excluding'. Gates will only help to reinforce the very clear signs that are continuously ignored at the entrance walls of our road stating 'private parking, children playing, please take care'. Though two of these signs have been here for over 20 years, there are still cases of dangerous and illicit parking. Many of the houses are home to young children. Without the presence of gates, delivery vans, taxis, and unknown vehicles drive into Waterside Place at dangerously high speeds. Unfortunately, this makes our residents fearful and anxious to allow their children to play in the courtyard as there have been incidents of cars almost hitting toddlers in the courtyard. The residents should be afforded the ability to have a reasonable level of privacy and the right to feel safe when entering their homes and enjoying the communal environment.</p> <p>The communal area of Waterside Place is entered via a narrow slope, providing passers-by with the impression that it leads to a back alley, far from sight, enabling people to engage in antisocial behaviour - notably smoking illegal substances (crystal meth) and urinating on parked cars both at night and in broad daylight. This causes our residents to be fearful of walking and driving down the entrance of our cul-de-sac at night. For example, my daughter has driven into Waterside Place at night and has seen a group of men standing in the courtyard. Too scared to park and get out of her car she drove back out of Waterside Place and around the block several times until they had gone.</p> <p>In accordance with Planning guidelines, if permitted, the gates will be built more than the requisite five metre distance from the curb, allowing pedestrians ample room to pass safely without stepping onto the road. Waterside Place has a wide area in front of the courtyard for cars to turn around when they exit, therefore vans and cars will not need to reverse out, minimising the risk of accidents to pedestrians. The gates will be operated by hands-free remotes from inside residents' cars and homes to avoid a build-up of cars when waiting for the gates to open as no one will need to exit their vehicle. In Primrose Hill there are numerous roads with electronic entrance gates. The gates of Waterside Place will be minimalist in design, created in consultation with the Design Out Crime police team. Being set back so far, they will not impose on the nearby streetscape.</p> <p>I hope the Council will be fully in favour in granting Waterside Place permission to install electronic gates.</p>

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2020/2119/P		30/06/2020 11:37:16	INT	<p>We have been residents for 40+ years, and in that time the incidence of trespass and antisocial behaviour has increased greatly, especially in the last few years.</p> <p>In the last year alone, there has been:</p> <ul style="list-style-type: none">An attempted break in at my houseBurglary at neighbour's house where a number of personal items were stolenCars vandalised and items stolenHuman excreta left in courtyardEvidence of drug use in courtyardStrangers wandering round the courtyard day and nightUnauthorised parking in courtyard in resident spaces <p>We feel increasingly vulnerable. The gates are for the security and safety of all residents, to protect from trespass, and from those wishing to harm, steal or use the courtyard as a toilet.</p>

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2020/2119/P		30/06/2020 17:28:39	SUPPRT	<p>I strongly support the application and would comment as follows:</p> <p>1) The CAAC has commented that the gates are not in keeping with the conservation area. However, I would argue that the gates correctly reflect and complement the 1960/70s style of development. I also believe the gates preserve and enhance the existing qualities and context of the site. There are also many incidents of gates to back land developments within the conservation area.</p> <p>2) I am not aware of any planning policy changes or any change to the conservation area policies since planning permission was granted for identical gates at Waterside Place in 2002.</p> <p>3) Planning Permission was recently granted for gates to two different residential/mix use developments at: - 48/50 Gloucester Avenue NW1 (Sunny Mews) - 44-46 Gloucester Avenue NW1 (the courtyard development)</p> <p>Other occurrences of gates throughout the conservation area include:</p> <ul style="list-style-type: none">- Eglon Mews (residential)- The Old Piano Factory on Fitzroy Road (residential)- 2 Erskine Road (residential)- Primrose Hill Courtyard Development (mix use)- Utopia village on Chalcot Road (commercial)- 11-16 Sharpleshall Street- 42 Fitzroy Road Primrose Hill community centre <p>To name a few. Gates are an integral part of the conservation area and the recent grant of planning at nearby locations proves gates are deemed an acceptable feature in the conservation area.</p> <p>4) The ideal of keeping our communal gardens and forecourt open for the community is great, except I would note the usable rear patio amenity space of all 10 houses in waterside place is very small at approx 10ft x 12ft. The front communal gardens and forecourt therefore act as effective rear gardens for 10 households. CAAC would like for this to remain open but would they ask for all back gates of rear gardens of the local houses to be left open! I am sure no one would argue this was wise or safe, especially for children. That is effectively what we are being asked to do. No one would actively argue for allowing strangers to routinely wander into their private rear gardens to urinate, defecate and smoke drugs and become aggressive when asked if they live at one of the houses.</p> <p>5) The current rear amenity space of the 4-bedroom houses would not comply with current policy standards which increases the importance of providing safe amenity space to the front for all the occupants. The emphasis on safe can only be achieved with gates not bollards.</p> <p>6) One comment pointed out as a reason for objecting to the gates, the fact that the rear patios of the houses back onto the canal tow path and therefore are not secure and hence why secure the front. This to me adds further weight to the request to allow the community at Waterside Place to provide a secure garden area to the front as we do not have this at the rear, unlike most houses in Primrose Hill.</p> <p>7) In order to help preserve the open views and perceived openness from Princess Road and houses on Princess Road, open gates rather than closed boarded gates have been proposed and the recess from the street will provide minimal impact on views and will ensure very little visual impact.</p> <p>8) The gates comply with highways department safety requirements and therefore there are no adverse safety issues created by the gate. In addition, there are numerous advantages that have been highlighted and</p>

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to name a few:

- Preventing the adjoining school kids from running down the drive and playing hide and seek amongst the parked cars. I have personally had to brake hard to avoid hitting a child running out from between the parked cars.
 - Slowing traffic on approach in both directions when there are often school kids crossing. I note the council have posted a sign outside of our entrance prohibiting ice cream vans from stopping in recognition of the additional safety issues they posed.
 - Securing an isolated area that is hidden from view from the street and inherently attracts criminal and antisocial behaviour.
 - Providing a safe amenity space for community activities and play for the residents of Waterside Place.
- 9) The recess to the gate is not sufficiently set back from the road to allow any antisocial behaviour to go unnoticed. I expect the gates will simply push many of the perpetrators of antisocial behaviour back into the pub not onto Princess Road where they will be in plain sight of passers by, neighbours and law enforcement officers.

I sincerely hope we will be allowed to enjoy our communal gardens as they were always intended to be enjoyed in a safe community setting.
