

Application ref: 2021/0053/P  
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Date: 19 April 2021

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

Phone: 020 7974 4444

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Lambert Smith Hampton  
United Kingdom House  
180 Oxford Street  
London  
W1D 1NN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Kentish Town Police Station**  
**10 -12A Holmes Road**  
**London**  
**NW5 3AE**

Proposal:

Replacement of side hung gate with a new bi-folding gate, railings and associated works.  
Drawing Nos: 048601-BG-S4-XX-DR-B-0005 P05.01, 048601-BG-S4-XX-DR-B-0006  
P05.01, 048601-BG-S4-XX-DR-B-0001 P05.01, 048601-BG-S4-XX-DR-B-0002  
P05.01, 048601-BG-S4-XX-DR-B-0003 P05.01, 048601-BG-S4-XX-DR-B-0004 P05.01

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

048601-BG-S4-XX-DR-B-0005 P05.01, 048601-BG-S4-XX-DR-B-0006 P05.01, 048601-BG-S4-XX-DR-B-0001 P05.01, 048601-BG-S4-XX-DR-B-0002 P05.01, 048601-BG-S4-XX-DR-B-0003 P05.01, 048601-BG-S4-XX-DR-B-0004 P05.01

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

Informative(s):

1 Reasons for granting permission:

The vehicular access into the site is currently secured by a metal swing gate. The proposed replacement gate would have a vertical emphasis, be made of metal and bi-folding. There would be no significant increase in massing compared to the existing situation. As such, due to its design and projection, this would generally be in keeping with the character and appearance of the adjacent buildings, which is accepted.

The proposal includes installation of high railings, adjacent to the gate on the pavement area. The railings would have a similar design as the proposed bi-folding gate which is accepted.

Given the nature and projection of the proposals, it is considered there would be no significant detrimental impact to residential amenity, in terms of loss of light, outlook, or privacy.

In terms of accessibility, the proposed gate and railings would block current direct access into the site; however, the proposed works would upgrade the site to required security standards which is accepted.

Given the position, location and projection of the gate, it is considered that there would be no significant detrimental impact to transport. Vehicles approaching the gates would be able to stop in the private forecourt area without obstructing pedestrian movement on Holmes Road.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 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 D1, D2, T1 and A1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

2 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.

- 3 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.

- 4 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).

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



Daniel Pope  
Chief Planning Officer