

Appeal on grounds of Non-determination

9 and 9a Hargrave Place

Temporary change of use for the period of 3 years from Public house (Class A4) to Large House in Multiple Occupation (HMO) (Class Sui Generis) with associated alterations.

Appellant's Statement of Case

The appellant is submitting this appeal on the ground of non-determination of the application.

Since submission the appellant has received no contact whatsoever from the London Borough of Camden regarding the application, despite multiple emails and other attempts at contact.

The application appeared on the LPA's website marked as registered on 9th November 2020. Based on this the appellant assumes the 8 weeks statutory decision period should have concluded on 4th January 2021.

Based on the comments posted by the Metropolitan Police's Designing Out Crime Officer to the LPA's website during the consultation the appellant would be happy to submit to conditions which would satisfy the security arrangements requested including:

1. A management plan for the proposed temporary HMO addressing how crime, anti-social behaviour and disputes between residents would be dealt with, as well as actions that would be taken concerning repeated incidents, access to the cycle store would be controlled and how the management team would work with the police on these matters, to be approved in writing by the LPA prior to occupation.
2. The main entrance door, individual bedroom doors and access to cycle storage to be minimum 44mm thick solid core timber, provided a multi-point locking system which complies with PAS862:2017 (non-key locking on internal side) or combination of BS8621:2017 mortice lock (non-key locking on internal side) fitted one-third of the way up the lock stile, combined with a BS8621:2017 surface mounted rim lock, fitted one third of the way down the lock stile. Doors to cycle store shall be fitted with both 'London' and 'Birmingham' bars to the door frames.
3. The cycle storage shall provide racks with 3 points of locking available and CCTV security cameras.
4. Secure partitions between rooms and between rooms and hallways preventing easy access between internal spaces, particularly around doorways.
5. Household product storage within bedrooms including fridges.
6. Details of the proposed postal strategy to be submitted for approval.

(Items 2-5 all in accordance with 'Secured By Design Homes 2019' version 2).

With regards to the two objections received from CAMRA North London and a neighbouring resident in Brecon Mews to the rear the appellant wishes to reiterate the temporary nature of the proposal whilst further pre-application advice and applications are pursued at the site.

Conclusion

The appellant wishes to appeal against non-determination of the application within the 8-week time limit by the London Borough of Camden. The appellant's aim is to temporarily bring a disused site into use in the short term, whilst further planning applications are made. The appellant is happy to work with the LPA and police to make the proposed HMO accommodation appropriate whilst bearing in mind the short-term nature of the proposal and asks the inspector to grant permission without delay.

27th May 2021