

## Parnjit Singh

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**From:** Aran.L.Johnston@met.police.uk  
**Sent:** 21 October 2021 14:17  
**To:** Planning Planning  
**Subject:** Planning comment for St Pancras Commercial Centre 63 Pratt Street (2021/4720/P refers)

Good Afternoon,

Thankyou for allowing me to comment on **Variation of conditions 2 (approved plans), 9 (externally mounted fittings) and 15 (cycle storage) of planning permission 2019/4201/P, dated 24/12/2020 (as amended by 2021/3447/P, dated 18/08/2021) (for: Demolition of existing buildings and erection of new buildings to re-provide light industrial floorspace, provision of office space, self-contained dwellings, flexible retail space, associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works), namely to allow changes at 6th and 7th floor levels of the office building to accommodate plant and additional external amenity space and the installation of lighting to the residential balconies and entrances and to the retail unit; and to update the conditioned cycle parking requirements at St Pancras Commercial Centre, 63 Pratt Street, London, NW1 0BY (2021/4720/P refers).**

The location falls into the policing ward of St Pancras and Somers Town. The top reported crimes for the month of August 2021 (taken from the police UK website are antisocial behaviour, violence and sexual offences, other theft and public order. These crimes are fairly indicative on a like for like basis going back three (3) years to pre Covid-19. Vehicle crime and theft from person also feature heavily.

I have no objection to the proposal. My former colleague gave input to the security consultant in 2019 and it was mentioned that the development wished to achieve SBD accreditation. There has been no further consultation since. Is the development still looking to achieve SBD? I have not had access to the previous design and can only comment on the proposed changes and amendments listed above.

I have not had any interaction with the architect on this occasion to discuss the matter.

I have the following comments and recommendations to make.

- Lighting for residential and retail recessed doorway. I am concerned regarding the recessed doorway for the retail as this will attract antisocial behaviour. Lighting does need to be complimentary to any proposed CCTV or video/intercom system to ensure that the resident is in the best position to vet the person seeking entry. Lighting is required to each dwelling elevation that contains a door set and can also assist in identifying the door and operating locking mechanisms. Secured by Design has not specified PIR activated security lighting for a number of years following advice from the ILP and police concern regarding the increase in the fear of crime (particularly amongst older people) due to repeated PIR lamp activations. Research has proven that a constant level of illumination is more effective at controlling the night environment. The use of LED light sources is recommended with a colour temperature of no more than 4000 Kelvin and ideally below. This reduces blue light content and therefore the effects on human and ecology receptors. Be housed in tamper proof/damage proof housing. The lighting should allow for good colour rendition and allow good face detail.
- Consider a metal shutter for the retail main entrance to eliminate the recess overnight. LPS1175 SR2 or STS 202 BR2 roller shutter or similar.
- No issues with balcony lighting if there is no overspill. Consider dawn till dusk lighting over any form of PIR system as these can be triggered constantly and can have a detrimental effect on residents and neighbours.

After numerous activations the resident will no longer check outside lowering surveillance. Consider an override switch to turn this facility off if and when required.

- It is not clear who the amenity space is for. I suggest that there are no areas of crossover between office workers and residents as this can lead to potential conflict. Persons who are transient may use the space differently than a resident. There is mention of hours of operation. If this is an area where noise levels could lead to ASB then I recommend this area be closed during hours of darkness. If any areas can be accessed from this location (such as resident's balconies) then any accessible window or door should be security rated to PAS24:2016. Consider encrypted key fob with data logging for the entry door into this area. It should be single leaf and security rated to PAS24:2016 with an auto close feature to prevent the door being left open or propped.

If yourself or the applicant wishes to discuss any of my recommendations further then please feel free to contact me. The advice I have provided has been taken from the following guides:

[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019\\_update\\_May.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf)  
[https://www.securedbydesign.com/images/downloads/SBD\\_Commercial\\_2015\\_V2.pdf](https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf)

The advice has been adjusted taking into consideration crime statistics and analysis of the area. Further consultation is required in the pursuit of achieving SBD certification for the development.

Kind regards

Aran



**Police Constable Aran Johnston**

**Design Out Crime Officer**

**Continuous Policing Improvement Command (CPIC)**

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