

Application ref: 2022/1275/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 5 July 2022

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

Paul Hampson
LB Camden (Internal)
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hampden Nursery
80 Polygon Road
London
NW1 1HQ

Proposal:
Erection of metal fencing and gates to front facade steps and ramp.

Drawing Nos: 813188-01, 813188-11-A, 'Design & Access Statement in Support of the New Fencing and Gates to the Main Entrance of Hampden Nursery, 80 Polygon Road, London NW1 1HQ'.

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: 813188-01, 813188-11-A, 'Design & Access

Statement in Support of the New Fencing and Gates to the Main Entrance of Hampden Nursery, 80 Polygon Road, London NW1 1HQ'.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The site is a Council owned nursery building beneath the Monica Shaw Court Housing estate. The proposal is for the installation of metal fencing and two gates (one to the steps and one to the ramp) along the front boundary to improve the safety and security of the community facility in the context of frequent anti-social behaviour experienced. The gates will be secured in an open position when the nursery is open, and be securely closed outside of opening hours to mitigate anti-social behaviour in the entrance area.

The detailed design, proportions and materials of the proposed boundary treatment would be in alignment with the character and appearance of the wider area. The railings and gates would be powder coated green to match existing boundary fencing to the adjacent Monica Shaw Court Housing Estate and be of the same style. The height of the two gates will be 2.3m and the railings in between will stand 1.3m above the existing 1m tall wall of the brick planter. This additional security to the entrance area will mean the existing permanent planter would be fully utilised by the nursery for enhancing the appearance of the entrance and for educational purposes. Similarly existing smaller planters in front of the nursery entrance would remain in use to soften and enhance the appearance of the proposed boundary treatment.

Although the proposal restricts movement in and out of the site outside of opening hours, this is considered justified in order to provide a safe and secure environment for users of the building, and to reduce anti-social behaviour. The entrance area does not provide a throughway or access to any other area or building and therefore this proposal is not considered to reduce permeability through a site. The Transport and Highways team have reviewed the proposal and are satisfied that the swing gates will be secured open to the wall when the nursery is operational and therefore will not impede the public highway.

More significantly, the need for new development to safeguard amenity and security is referred to in the Local Plan and Design CPG. Policies D1 and C5 require development to be secure and designed to minimise crime and anti-social behaviour. Policy A1 (Managing the impact of development) requires development to safeguard the amenity of occupiers and the Design CPG

(Designing safer environments) requires development to contribute to community safety and security, with security features incorporated.

Due to the nature of the proposal, there is not expected to be any negative effect on the amenity of any neighbouring occupiers in terms of loss of outlook, privacy or light.

No objections have been received as a result of consultation, prior to making this decision. The site's planning history was considered in the determination of this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer