



Ms Sera Elobisi - Case Officer
Mr John Penn - Planning Enforcement Officer
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**Monks Orchard
Residents' Association
Planning**

25th January 2022

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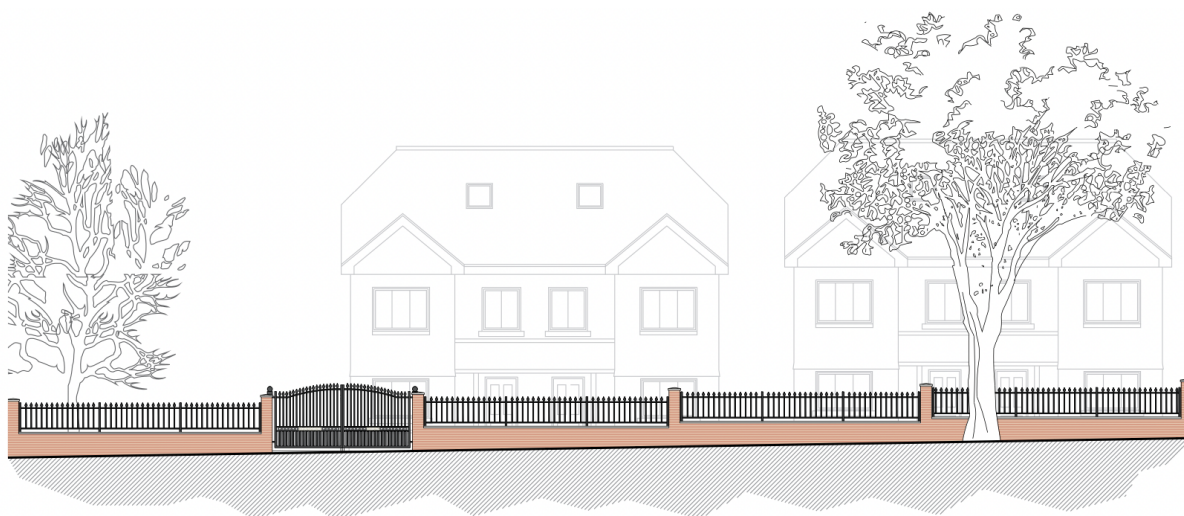
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Reference:	21/05976/FUL
Application Received:	Wed 01 Dec 2021
Application Validated:	Thu 23 Dec 2021
Address:	Hanbury Mews Croydon Croydon CR0 7DW
Proposal:	Retention of gates to Hanbury Mews
Status:	Awaiting decision
Consultation Expiry:	Sat 29 Jan 2022
Determination:	Thu 17 Feb 2022
Case Officer:	Sera Elobisi

Dear Ms Elobisi,
Please accept this letter as a formal objection to **Application Ref: [21/05976/FUL](#)** for Retention of gates to Hanbury Mews.



(i) Illustration of gates at Hanbury Mews



(ii) Illustration of gates at Hanbury Mews as viewed from Orchard Avenue

1 Application Background:

- 1.1 The application site is situated on the east side of Orchard Avenue in Shirley, Croydon. The site comprises the recent development known as Hanbury Mews, consisting of 9 dwellings including 6 x four-bedroom semi-detached houses, 2 x four bedroom detached houses and 1 x five bedroom detached house with associated vehicular access and provision of associated parking (LPA Ref: [16/01838/P](#)).
- 1.2 No prior application for erection of gates can be found.
- 1.3 This application is the result of a complaint raised to Development Management Planning Enforcement due to the erection of gates without prior approval (LPA Ref: 20/00623/NBI 23rd September 2020).

2 Suburban Design Guide SPD2:

2.29 Driveways, entrances and new routes

2.29.1 Driveways, entrances and new routes should be **designed to prioritise pedestrian flow and safety**. This will generally mean limiting the number of vehicular access points to control vehicle flow and prioritising pedestrian and cyclist focussed designs.

2.29.3 **Gated developments will not be acceptable.**

4.29 Front garden design, including parking

4.29.2 **Should not include gates.** Where gates already exist, they must not open outwards and should allow enough space for them to be opened inwardly (if relevant) whilst a car is parked in the forecourt. Gates should enable a pedestrian on the footway to have clear visibility of any vehicle exiting (i.e. they should be railings or have some form of transparency) and should not be of a height that blocks visibility of passing pedestrians and should enable visibility from the footway.

3 London Plan Policy 2021

Policy 3.9 Mixed and balanced communities

Policy

- A) Communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.
- B) A more balanced mix of tenures should be sought in all parts of London, particularly in some neighbourhoods where social renting predominates and there are concentrations of deprivation.

Supporting text

3.60 Policy 3.5 requires the design of new development to help **create a more socially inclusive London**. The Housing SPG provides guidance on implementing this policy including support for boroughs to **resist forms of development which might compromise it, such as gated communities**

Policy H6 Housing Quality and Standards

3.6.8 Development should help create a more **socially inclusive** London. **Gated forms of development** that could realistically be provided as a public street **are unacceptable** and **alternative means of security should be achieved** through utilising the principles of good urban design and inclusive design (see Policy D5 Inclusive design).

4 Croydon Local Plan (2018)

- 4.1 Policy SP4 and DM10 of the Croydon Local Plan 2018 requires all development to be of a high quality, which respects and enhances Croydon's varied local character.

5 Parking

- 5.1 There is a problem of parking with delivery/visitor vehicles while the driver and/or passenger gets out to either open the gates or call for the gates to be opened.
- 5.2 Parking in that position in Orchard Avenue could be a danger to other road users and would also cause an obstruction on the highway or to pedestrians on the footpath.

6 Similar proposals

- 6.1 There was a recent nearby application at Potters Close, a very short distance from the site, for erection of gates for the similar purposes of security. This was refused by the LPA and the appeal also dismissed by the inspectorate.
- 6.2 [19/04138/FUL](#) - Land At Potters Close, Croydon, CR0 7LS
Erection of motor operated gates at the entrance of Potters Close and associated button
Status: Permission Refused



6.3 Appeal Ref: [APP/L5240/W/20/3252676](#)

Decision and Outcome: Dismissed

7 Summary & Conclusions

- 7.1 Some properties within the surrounding area feature gates to restrict access to private property. However, as most are at the boundary of single dwellings, they have a wholly different relationship with the public realm and do not have the same visual effect in terms of segregating one part of the community from another.
- 7.2 The gates create a barrier within Hanbury Mews that, by their nature, dominate the approach to the dwellings of that road and segregate those dwellings and their access route from the public domain of the surrounding area.
- 7.3 The applicant has indicated that the gates help to provide additional security to the dwellings in Hanbury Mews. These benefits to the residents of Hanbury Mews would not compensate or mitigate the harm to social cohesion caused by the division by the gates.
- 7.4 The separation of the street from its surroundings would cause a harmful segregation of the community that would not accord with the council's Suburban Design Guide 2019 (SDG) which states that gated developments will not be acceptable.
- 7.5 The main issue is the effect of the development on the character and appearance of the area including the effect on social cohesion.
- 7.6 Retention would NOT comply with guidance and NO applications were submitted prior to commencement of erection of the gates.

8 Recommendation

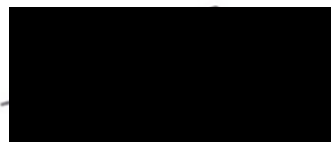
- 8.1 The assessment is therefore that this application should be refused.

Kind regards

Sony



Sony Nair
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Monks Orchard Residents' Association.
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Cc:

Sarah Jones MP
Nicola Townsend
Cllr. Sue Bennett
Cllr. Gareth Streeter
Cllr. Richard Chatterjee

Bcc:

MORA Executive Committee, Local affected Residents & Interested Parties

Croydon Central
Head of Development Management
Shirley North Ward
Shirley North Ward
Shirley North Ward