

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 04 December 2020 10:28  
**To:** [REDACTED]  
**Subject:** 20/02406/RG3 - Cressingham Gardens Estate, Ropers Walk SW2 2QN - SE4237

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Dear [REDACTED],

Thank you for your letter dated 30<sup>th</sup> November 2020.

### **20/02406/RG3**

**Redevelopment of the site comprising of the demolition of the existing buildings and erection of a part 3- and part 4-storey building to provide 20 residential units (Use Class C3), together with the re-location of the bin store onto Hardel Walk, the provision of 2 disabled parking bays, cycle store and associated landscaping and infrastructure works.**

I have read the Design Access statement as was pleased to see the proposed SBD measures being considered for this development. I have no new comments to add but would remind the client of the following.

We are committed to working with Lambeth Planning to strive to design out the potential for future crime through intelligent design and use of tested and accredited security products.

Should planning permission for this application be granted I would advise that both Pre-Commencement and Pre-Occupation conditions are considered to ensure end to end compliance with Secured by Design and are worded;

#### **1. SBD Measures.**

The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

#### **2. Secured by Design Certification.**

Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority.

Where planning conditions to achieve SBD certification exist, we will be on hand to assist all parties involved from concept to completion.

Planning Conditions to achieve Secured by Design certification will invariably afford you comfort in the knowledge that all aspects of physical security within any particular development have been considered and approved. Where Secured by design Certification is required to discharge Pre-Occupation Planning Conditions, a physical site inspection will always be carried out by a qualified Designing Out Crime Officer (DOCO) upon completion.

Kind regards

[REDACTED]  
**Police Constable | South East Designing Out Crime Office**  
Metropolitan Police Service  
Continuous Policing Improvement Command (CPIC)

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]



[www.met.police.uk](http://www.met.police.uk)

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