

Application ref: 2022/4197/P
Contact: Maya Elmi
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Date: 28 March 2023

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

Trevor Horne Architects
EG2 Norway Wharf
24 Hertford Road
London
N1 5QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**110-114 Grafton Road
London
NW5 4BA**

Proposal:

Erection of roof over existing refuse store to the front of the site

Drawing Nos: Site Location Plan; 17187/PLA/03; 17187/PLA/04; 17187/PLA/07;
17187/PLA/05; 17187/PLA/08; 17187/PLA/10; 17187/PLA/09; 17187/PLA/11;

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- Site Location Plan; 17187/PLA/03; 17187/PLA/04; 17187/PLA/07; 17187/PLA/05; 17187/PLA/08; 17187/PLA/10; 17187/PLA/09; 17187/PLA/11;

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

Informative(s):

1 Reasons for granting permission-

The proposal is a re-submission of the previously approved one that was granted planning permission ref 2017/4938/P on 03/01/2018 which has since expired. Site circumstances and Local Plan policies have not materially changed since that decision.

The proposal is for the enclosure of the existing bin store with a new roof; the existing gates and brick piers will remain unchanged and are not part of this scheme.

The new roof would increase the height of the bin store from 1.75m high to 2.4m high, an increase of 0.65m. The proposed materials would match the existing open grid steel mesh grating. Although the increase in height would be visible given its existing siting to the front of the building, the additional height to the bin store is not considered to harm the building due to the context of the existing structure and would still appear subordinate in relation to the host building. Therefore, it is considered that the proposal would not cause harm to the character of the host property or the wider street scene.

Given its siting and marginal increase in height, it is not considered to cause harm to the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C5, CC5 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer