

Application ref: 2023/1071/P  
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Date: 5 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

True Associates  
32 Chamberlayne Road  
Kensal Rise  
NW10 3JE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**32 Heath Drive**  
**London**  
**NW3 7SB**

Proposal: Replacement of brick bin enclosure by a timber fence behind hedge to front garden

Drawing Nos: A17376PA-102, A17376PA-102, Design & Access Statement with Photographic Montage dated Jan 2023.

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: A17376PA-102, A17376PA-102, Design & Access Statement with Photographic Montage dated Jan 2023.

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

Informative(s):

1 Reasons for granting permission.

The proposals involve the replacement of the bin storage structure in the front garden of a Grade II listed property in the Redington Froggnal Conservation Area. The host building is part of a semi-detached pair with no 31 Heath Drive, and the low-rise black burnt stub wall continues in front of both listed properties.

The existing bin store is constructed of red bricks and is visible atop the low-rise black burnt boundary stub wall, essentially forming part of the boundary treatment. The removal of the existing brick structure above this wall is welcomed, as at present the two brick walls are at odds with each other and the bin store wall is considered to detract from the host property and wider conservation area.

The brick structure will be replaced by the continuation of hedging along the boundary and a 1200mm hit-and-miss timber fence behind. This fence will not be unduly noticeable from the street and the new hedge would enhance the green garden suburb character of the conservation area which policies SD2 and SD4 of the Redington Froggnal Neighbourhood Plan seek to preserve and enhance.

The low-rise boundary stub wall is to be retained while a small section of the curved section of the wall within the garden to be removed for bin store access. This will not affect the garden boundary and will not be unduly noticeable from the street. The internal courtyard level is to be lowered to match that of the adjacent pavement for ease of access to the street for refuse collection.

The proposal would preserve the setting of the listed building and the wider character and appearance of the conservation area.

No objections have been raised. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD5 and SD6 of the Redington Froggnal

Neighbourhood Plan. The proposal also accords with the London Plan 2021 and the provisions of 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](http://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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer