

Application ref: 2023/1998/P  
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Date: 23 June 2023

**Development Management**  
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TRUE ASSOCIATES  
32 CHAMBERLAYNE ROAD  
KENSAL RISE  
NW103JE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**80 Greencroft Gardens**  
**London**  
**NW6 3JQ**

Proposal: New timber storage enclosure with 2 x Sheffield stands for 4 cycles, infill an open section of the front boundary with bricks to match the existing boundary wall, with new hedging set behind the wall

Drawing Nos: Site Location Plan dated 06/05/2016; Existing plan, A17577PA-101; Proposed Plan, A17577APA-101; Existing plans and elevations, A17577PA-101; Existing and Proposed Elevations, A17577PA-103, rev B; Design & Access Statement with Photographic Montage, May 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 Site Location Plan dated 06/05/2016; Existing plan, A17577PA-101; Proposed Plan, A17577APA-101; Existing plans and elevations, A17577PA-101; Existing and Proposed Elevations, A17577PA-103, rev B; Design & Access Statement with Photographic Montage, May 2023

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The hedge planting shown on the approved plans shall be implemented prior to the completion of the timber enclosure and shall be maintained thereafter for the life of the consented enclosure.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves constructing a timber enclosure, accommodating 2 x Sheffield stands, within the site's front yard, as well as infilling an open section of the low front boundary wall, adjacent to the site's south-eastern corner, with bricks to match the existing boundary wall. Hedge planting would be established behind the stretch of boundary wall. The timber enclosure would serve as secure, ancillary bicycle storage for the existing flats at the site.

The proposed timber enclosure has been reduced from 2m to 1.35 - 1.5m in height so that it would be more consistent with the 1.35m height of the existing eastern boundary return wall. The spaciousness of the front yard as well as the scale of the site's existing mansion block building, would assist with absorbing the bulk of the enclosure as viewed from the street environment. In addition, the screening provided by the boundary walls and proposed hedge planting, together with the enclosure being setback from the road frontage, would ensure the enclosure did not appear as dominant within or discordant with the street setting.

The enclosure would also be constructed with timber, ensuring the enclosure appeared as lightweight, and as complementing the brick material used in the boundary walls and the existing mansion block building.

The infilled brick wall would match the height and materiality of the existing front boundary brick wall, and assist in screening household bins which are stored at this area of the front yard.

Council's Conservation Officer has raised no objection to the proposed works. The timber enclosure and infilled brick wall would cause minimal harm to the South Hampstead Conservation area.

Overall the works will not harm the character and appearance of the host building, streetscene and conservation area. 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.

Given the limited nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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).

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