

Application ref: 2021/1328/P
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Date: 3 July 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Kasia Whitfield Design
90a Fellows Road
London
NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 Redington Road
London
NW3 7RB

Proposal:
Alterations to the bin store to the front forecourt of existing flats.

Drawing Nos: Design and Access Statement 2021.03.19; (RR30-) EX0; EX1; EX2; PP1 Rev B; PP2 Rev B.

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 Design and Access Statement 2021.03.19; (RR30-) EX0; EX1; EX2; PP1 Rev B; PP2 Rev B.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD4 and SD5 of the Redington and Frognal Neighbourhood Plan 2020.

Informative(s):

- 1 Reasons for granting permission.

The application site is a large, detached, four-storey red-brick building on the north-eastern side of the road, which has been subdivided into five flats. It is not statutorily listed but is within the Redington Frognal Conservation Area and the Redington Frognal Neighbourhood Area.

Minor alterations to the existing bin store are sought to accommodate taller waste and recycling bins. The proposed L-shaped brick enclosure would be built to replace the existing, adjacent to the entrance path and parking space. The red brick enclosure would be modest in scale and projection as it would be in the same location and within a similar footprint; albeit slightly taller and longer, approximately one meter longer and 0.2m taller. The increased height and opening of the internal cubicles would accommodate the number of bins required. The single brick width wall will be removed and replaced with 6m long railing adjacent to the parking space which will match the height of the existing wall and serves as a barrier between the two areas. The materials and design are sympathetic and discreet in appearance. The proposal has been revised during the application to retain the planters which help screen the store from the residents' entrance and the street.

The existing front garden has been lost to a hard surfaced parking area and the bin store; in this context, the proposal would not significantly worsen the existing situation. As the existing enclosure does not accommodate the bins, they are stored on the forecourt and the street. The proposal is minor in nature and considered acceptable in the context of the existing arrangement and a variety of boundary treatments on this part of Redington Road. As such, the proposals are considered to preserve the character and appearance of the host building and this part of the Redington Frognal Conservation Area.

Given the minor nature of the proposal would not harm neighbouring residential amenity in terms of loss of privacy, daylight, or outlook.

One comment has been received from the Redington Frognal Neighbourhood Forum which referred to additional greening measures and planting guidance for the planters. The planters have been retained to the front and rear of the store. No objections have been received prior to making this decision. The

planning history of the site has been considered in the determination of this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD4 and SD5 of the Redington and Frognal Neighbourhood Plan 2020. 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).
- 3 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.

- 4 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.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer