

Application ref: 2023/1070/P
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Date: 31 July 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

AKSWard Limited
10 Bonhill Street
London
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Belsize Grove
Camden
London
NW3 4UN

Proposal:
Replacement of existing bin shed and additional external works to entrance including installation of upstands.

Drawing Nos: Site Location Plan; Design and Access Statement; Existing Floor Plan A224041_1_2; Existing Front Elevation A224041_1_2; Existing Side Elevation A224041_1_2; Proposed Floor Plan A224041_1_2; Proposed Front Elevation A224041_1_P2; Proposed Side Elevation A224041_1_2.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; Design and Access Statement; Existing Floor Plan A224041_1_2; Existing Front Elevation A224041_1_2; Existing Side Elevation A224041_1_2; Proposed Floor Plan A224041_1_2; Proposed Front Elevation A224041_1_P2; Proposed Side Elevation A224041_1_2.

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.

Informatives:

- 1 Reasons for granting permission:

The proposal is for the removal of the existing timber bin store and the erection of a larger bin store replacement, as well as works to the entrance of the building, including refurbishing the paving and installing marble upstand features.

The application site is a four-storey semi-detached house at the southern end of Belsize Grove near the junction with Belsize Park Gardens. It is located within the Belsize Conservation Area and identified as a positive contributor but is not listed.

The existing bin store is not large enough to accommodate the bins at the site, so there are currently a number of bins contributing to visual clutter. The proposed bin store would match the depth and height of the existing store, but would extend further, measuring approximately 6m in length. This would greatly increase the capacity of the store and improve the streetscape by reducing the clutter from bins. The bin store itself would be constructed of timber with a waterproof asphalt cover, similar to other bin stores in the immediate area, and would be subordinate to the host property and front garden. The refurbishment of the paving and introducing of marble upstanding is considered to be appropriate additions that are characteristic of the area and surrounding properties, as well as improving the appearance of the property where the condition of the paving is currently in need of repair. The bin store and works to the front entrance are therefore considered to be acceptable and to preserve the appearance of the host property and wider conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision, and the Belsize Conservation Area Advisory Committee have commented to confirm they have no objection. 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 London Borough of 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).
- 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.

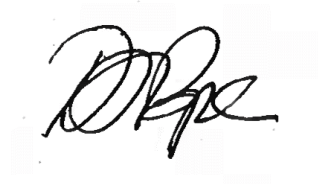
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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