

2023/3025/P 41 Buckland Crescent, London, NW3 5DJ



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Google maps 2023 photo of frontage



Google Maps 2023 Photo of similar bin store further down the street (Granted 2014 2013/6177/P)

Delegated Report		Analysis sheet	Expiry Date:	19/09/2023
(Members Briefing)		N/A / attached	Consultation Expiry Date:	17/09/2023
Officer			Application Number(s)	
Jennifer Dawson			2023/3025/P	
Application Address			Drawing Numbers	
41 Buckland Crescent London NW3 5DJ			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of timber bin store at front of property. Replacement of stone/concrete entrance steps and paving slabs with York Stone style slabs, and replacement of metal handrails on either side of entrance stairs.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notice(s) was displayed near to the site on the 23/08/2023 (consultation end date 16/09/2023).</p> <p>The development was also advertised in the local press on the 24/08/2023 (consultation end date 17/09/2023).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	1
Summary of consultation responses:	None			
Belsize Park CAAC:	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • There is no need for an enclosure, bins are an acceptable part of the street scene. An enclosure adds height and harms the appearance of the original balustrading. <p><u>Officer's response:</u> Please see section 2.4 of the report Please see section 2.5 of the report</p>			

Site Description

The house is situated on the south-east side of Buckland Crescent which lies to the north of Swiss Cottage Tube Station in Belsize Park. The site is located within the Belsize Park Conservation Area. It is not a listed building but is identified as making a positive contribution to the character of the conservation area. It is a four-storey building comprising a semi-basement and three upper floors. The ground floor is raised and hence there is a flight of steps up to the front door. The building is smooth-rendered and white painted in common with its neighbours. It is divided into four self-contained flats.

Relevant History

The application site has no relevant planning permission

35 Buckland Crescent

2013/6177/P- Conversion of existing three bedroom maisonette to two (1 x 2 bedroom, 1 x 1 bedroom) flats (Class C3) together with the provision of cycle and refuse storage. (Granted 28-03-2014)

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Belsize Park Conservation Area appraisal and management strategy

Assessment

1. The proposal

1.1. Planning permission is sought for the installation of a timber bin storage with green roof in the front garden and also for the replacement concrete paving with York Stone and metal railings.

2. Design and Conservation

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2. York paving is considered acceptable as the ground is already hard standing and the proposals will improve the quality of the paving.

2.3. The handrails will be constructed out of metal and will blend in with other handrails on the street and are considered acceptable.

2.4. The bin store is not considered to cause any material harm to the character of the conservation area. The bin store will not alter the balustrade and will be its own separate structure. There are other bin stores located on the street for example at no.35 which was granted permission in 2014.

2.5. The bin store measures 1.35m tall. The balustrade is 1.1m tall. The bin store will exceed the balustrade in height but this is due to the addition of the green roof which is a positive addition to the front garden in terms of design and biodiversity. It will be the same height as approved scheme at no.35.

2.6. The green roof supports biodiversity and will be a positive addition to the conservation area.

2.7. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the Belsize conservation area and complies with policy D1 and D2 of the Camden Local Plan 2017.

2.8. 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 2013.

3. Residential Amenity

3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

3.2. Due to the location, size and nature of the proposal it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.

3.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1

4. Recommendation

4.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Wednesday 27th December 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/3025/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 19 December 2023

Development Management
Regeneration and Planning
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**41 Buckland Crescent
London
Camden
NW3 5DJ**

DECISION

Proposal:

New bin storage in front garden. Hard landscaping with York Stone paving and new handrails on stairs in front garden.

Drawing Nos: Design and Access Statement, 1, 5, 4

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, 1, 5, 4

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal introduces York paving to the front garden, hand rails on the steps and a new bin store with green roof. York paving is considered acceptable as the ground is already hard standing and will improve the quality of the paving. The handrails will be constructed out of metal and will blend in with other handrails on the street and is considered acceptable.

The bin store is not considered to cause any material harm to the character of the conservation area and the green roof supports biodiversity.

The proposal is considered to preserve the character and appearance of the 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.

No new incidences of overlooking or overshadowing are created by this proposal. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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, A3, 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 2023.

- 2 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.
- 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.

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>.

Yours faithfully

Chief Planning Officer

DECISION