

Application ref: 2023/4230/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 5 January 2024

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

Syte Architects
10 Golden Square
London
W1F 9JA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
24 Cubitt Street
London
WC1X 0LR

Proposal:
Installation of a gated enclosure to the front of the property for the communal bins on the ground floor

Drawing Nos: 332.100, 332.110, 332.111, 332.300, 332.310, 332.311, Location Plan 05-Oct-2023, Design and Access Statement.

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:

332.100, 332.110, 332.111, 332.300, 332.310, 332.311, Location Plan 05-Oct-2023, Design and Access Statement.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission:

The site is located on the eastern side of Cubitt Street and comprises a three storied brick building. While the site is not located in a conservation area, and no listed buildings affected, the Bloomsbury Conservation Area adjoins the site to the north, east and west.

The applicant is seeking to install an enclosure to the front of the property at ground floor level for communal bins which would replace the existing bin storage area which is located in the alleyway between 24 Cubitt Street and 26-30 Cubitt Street. The proposal would result in the bin storage area and adjacent parking space being sealed off with black metal gates and closeboard panels. The proposal also seeks to address existing concerns whereby the outdoor bin storage alleyway lacks enclosure, and has subsequently resulted in the area being unsightly and misused for anti-social behaviour and fly tipping.

The design and materiality of the proposal is considered appropriate for the context, and would result in an improvement to the existing situation, by providing a form of screening for the bin storage area and prevent fly tipping and other forms of anti-social behaviour by providing an enclosure. The proposals are therefore considered to be acceptable in this specific instance and location given the existing situation and condition.

Due to the scale and scope of works proposed, and fact that there are no windows located at ground floor level at either 24 or 26-30 Cubitt Street that have the potential to be impacted by the proposal with respect to the likes of

overshadowing, light or outlook it is not considered that the proposal would result in any unacceptable amenity related effects.

The proposal has been reviewed by Council's Transport Officer who has confirmed that they have no objection to the proposal and noted that while the gates would open outwards onto the public highway, they would only be used occasionally and so do not present a hazard or road safety issue.

No objections were 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 D1, A1, T1, and C5 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer