

Application ref: 2023/4145/P
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Date: 22 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Michaelis Boyd Associates
Ground Floor
108 Palace Gardens Terrace
London
W8 4RT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**178 Regent's Park Road
London
NW1 8XP**

Proposal: Erection of store within the front garden.

Drawing Nos: Location plan, 19040-117, 19040-118, 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: Location plan, 19040-117, 19040-118, 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposal is for the erection of a store in the front garden. The store would provide shelter and security for an electricity meter and two bicycles.

The application site includes a former dwelling house that has been converted into flats. It is not a listed or locally listed building. It is located within the Primrose Hill Conservation Area. The store would be located in the front garden of the property, which is also currently used for parking.

The store is 1.27 metres in width and 2.37 metres in depth. It would be no taller than the brick part of the wall to which it would be attached (1.4 metres max. height), with a mono-pitched roof that would slope down at an angle to 1.2 metres in height from ground floor level. The structure would be finished in wood. It would be sited 3.85 metres from the street, and set behind the existing front boundary wall, fencing and gates.

The storage structure has been designed to minimise its scale and bulk as it would appear from the street. The existing brick wall, metal railings and gate would screen the building from Regents Park Road. Planting would also screen the store - it has been designed to fit within the boundaries of an existing planter bed.

The store provides parking for two bicycles and would also screen a utilitarian feature (electricity metre) from public views. As such, there are visual benefits to the scheme in terms of shielding the electricity infrastructure from public views as well as improving sustainable transport facilities at the site.

It is considered that the structure would be a relatively small and well-designed feature within the front garden that is necessary to screen utilities infrastructure and improve sustainable transport facilities at the site. It would be set away from the street and significantly screened from public views by the front boundary treatments and planting located within the front garden area.

The Primrose Hill Conservation Area Advisory Committee have commented and confirm they have no objections. No other 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, it is considered that the proposal is acceptable in design terms, and in terms of its impact on local heritage. The development is also acceptable in terms of its amenity impacts, and for all other reasons.

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.

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 2023.

- 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 2023.

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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer