

Application ref: 2024/0034/P
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Date: 18 March 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

Shape of Architecture Limited
128 City Road
London
London
EC1V 2NX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Rossllyn Mansions
21 Goldhurst Terrace
London
Camden
NW6 3HD

Proposal:

Installation of timber refuse storage enclosure within front garden.

Drawing Nos: D.01 Rev 01, D.02 Rev 00, Planning Design & Access Statement
December 2023.

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 D.01 Rev 01, D.02 Rev 00, Planning Design &

Access Statement December 2023.

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 Reasons for granting permission.

The site is located on the eastern site of Goldhurst Terrace and comprises a Rosslyn Mansions, a five storied block of flats. The site is not within a conservation area, however the South Hampstead Conservation Area is located directly to the south and west of the site.

The applicant is seeking permission for a refuse storage area within the front garden that would provide storage for 14 wheelie bins. An enclosed area running perpendicular to Goldhurst Terrace, in the form of closed boarded timber fencing with a maximum height of approximately 1.2m is proposed.

The application documents detail that currently the bins are located down the side of the footpath within the site which causes health and safety concerns. There is currently no refuse enclosure located on site.

The proposed materials which include timber fencing are appropriate, as is the height of the fencing (max 1.2m). The refuse area has been appropriately sited, and the fencing provides a form of screening of the bins from surrounding views which is a positive in terms of visual impacts. The proposal is considered an improvement to the existing situation (in which no dedicated bin storage area is located on site), and would retain the character of the site and surrounding area, including the nearby conservation area.

Given the nature, location and scale of proposed works, it is not considered that the proposal would result in any unacceptable amenity related effects.

No objections and one letter of support 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 A1 and D1 of the 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 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



Daniel Pope
Chief Planning Officer