

London Borough of
Camden
Town Hall
Judd Street
London
WC1H 9JE

16 April 2024

Our Ref: FW324/FW
FAO: Miles Peterson

Dear Sir/Madam

7 Aberdare Gardens, London, NW6 3AJ

We write on behalf of our client, Mr Stepan Karpukin, registered freeholder of the property at 7 Aberdare Gardens, to submit a planning application (householder) for works relating to the property.

Planning permission is sought for:-

Alterations including installation of new hard and soft landscaping to front garden, installation of electric metal vehicle gates and bin store (retrospective).

Background

Planning permission (2018/2098/P) was granted on 17/08/2018 and proposed the:-

Additions and alterations to include conversion of 2 flats into 1 dwellinghouse; erection of replacement single storey rear extension with first floor roof terrace above enclosed with metal balustrades; installation of 3 x rooflights into main flat roof; replacement of front and rear windows with timber framed replacements and replacement of first floor rear windows with doors; installation of new hard and soft landscaping to front garden and installation of replacement front gate and railings.

Planning permission (2018/4067/P) relates to the provision of details of the refuse store required by Condition 5 of planning permission 2018/2098/P.

This was approved on 16/10/2018 and included a drawing (ref:P_30 Rev A) and details of the proposed cladding.

It is evident that works have been undertaken which do not accord with the approved planning permission (2018/2098/P) and this application seeks retrospective planning permission for the works as built.

The proposals

Installation of a Bin Store

It is acknowledged that the bin store as built is not in accordance with the details as approved under 2018/4067/P.

Along Aberdare Gardens the majority of the properties have between four and eight bins. These are not usually stored in a high quality enclosure as is the case at 7 Aberdare Gardens but in an ad hoc manner that detracts from the appearance of the individual properties.

It is considered that the as built bin store, whilst larger than approved, is appropriate in terms of size, access and location. The timber cladding is an appropriate material for the outdoor setting. The as built refuse store does not have a harmful impact on the appearance of the host building or the streetscene.

The character and appearance of the Conservation Area is preserved by the as built bin store as is required by the statutory duties set out in Section 72 of the 1990 Act and Policy D2 of the Camden Local Plan.

The size of the bin store ensures that there will be no external residential paraphernalia (bins and other items often stored in front gardens) outside of the property. It measures 284cm long, 97cm deep and 120cm tall. As can clearly be seen from the images below, it sits below the height of the brick wall to the front of the property.

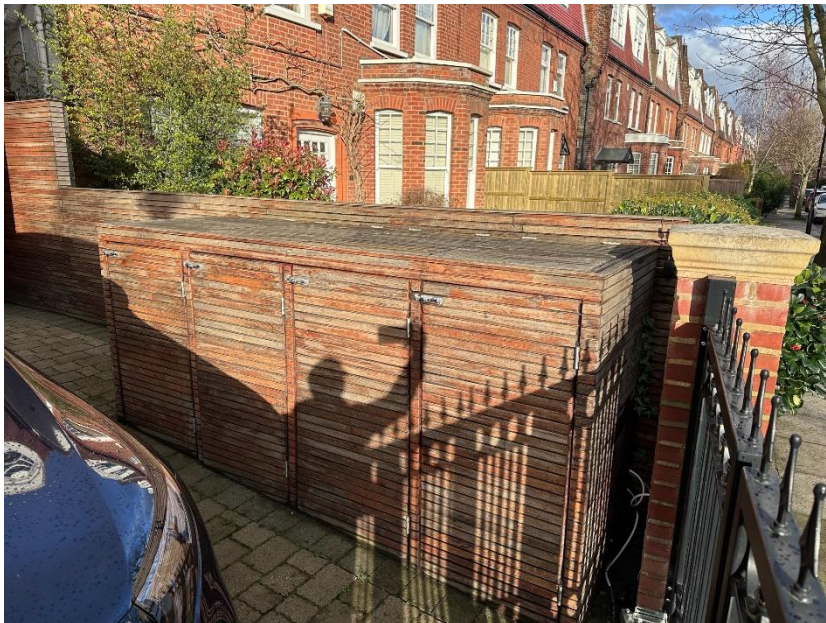


Image 1: As built bin store

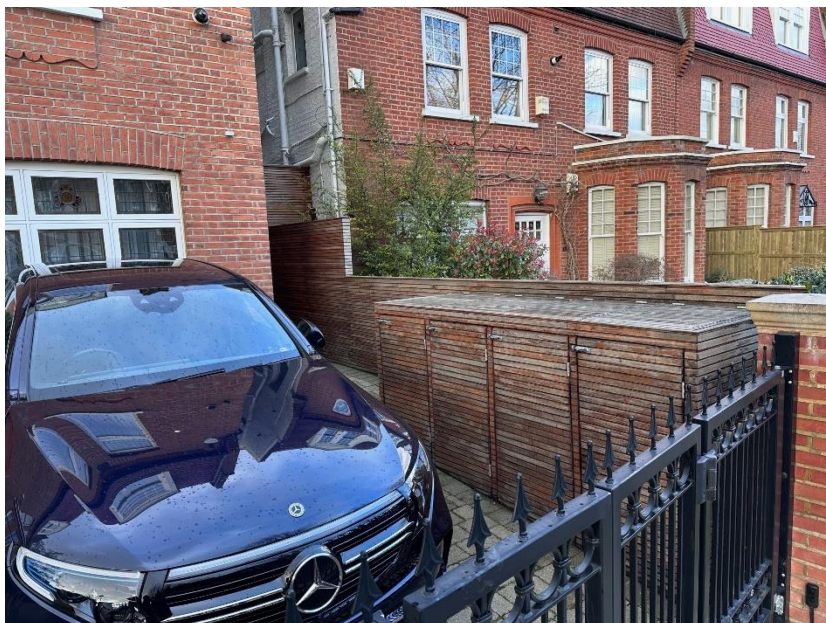


Image 2: Bin store from the pavement outside the property

It is considered that the as built bin store respects local character and surrounding context. It preserves the surrounding environment. The materials are of a high quality (indeed the materials were approved under 2018/4067/P). The timber is of high quality and is visually attractive.

The prevailing pattern of development will be preserved as a result of this element of the proposals.

The as built bin store, is carefully integrated into the front garden area, sited behind the existing brick front boundary wall.

As a result, the proposal is considered to accord with the provisions of Policy D1.

Installation of Electric Gates

It is recognised that the electric gates have been installed without the benefit of Planning Permission. The main reason for this relates to security as there is a significant issue with car damage from break ins and car theft in the area.

We are aware of a number of applications for electric gates of a not dissimilar design in the vicinity of the development and within a Conservation Area, namely:-

247 Goldhurst Terrace (2004/4377/P)

211 Goldhurst Terrace (2016/1346/P)

116 Goldhurst Terrace (PWX0202343)

67 Priory Road (2103/7767/P)

76 Priory Road (2008/0462/P)

90 Canfield Gardens (2012/4356/P)
93 Canfield Gardens (PWX0202121)
95 Canfield Gardens (2006/3947/P)
71 Canfield Gardens (2008/57/26/P)
44 Canfield Gardens (2010/3616/P)

There are other examples of similar gates (both manual and electric) at 1 Aberdare Gardens, 21 Aberdare Gardens and 217 and 249 Goldhurst Terrace, 49 Greencroft Gardens and 69 Priory Road although we cannot find any record of these having been granted planning permission.

Overall, it is considered that black metal gates (both electric and manual) are an established feature of the street and surrounding area.

The gates are considered to preserve the character and appearance of the Conservation Area. The material and design are of a high quality which respects local character and surrounding context. The gates preserve the surrounding environment.



Image 3: As built black metal electric gates

The prevailing pattern of development will be preserved as a result of the proposed gates.

It is considered that the retention of the gates is appropriate in terms of the impact on the character and appearance of the Conservation Area in accordance with Policy D2.

Soft Landscaping

It is recognised that the soft landscaping scheme approved under 2018/2098/P has not been executed entirely in accordance with the approved plans.

However, landscaping has been implemented at the property and represents an enhancement to the pre-existing situation.

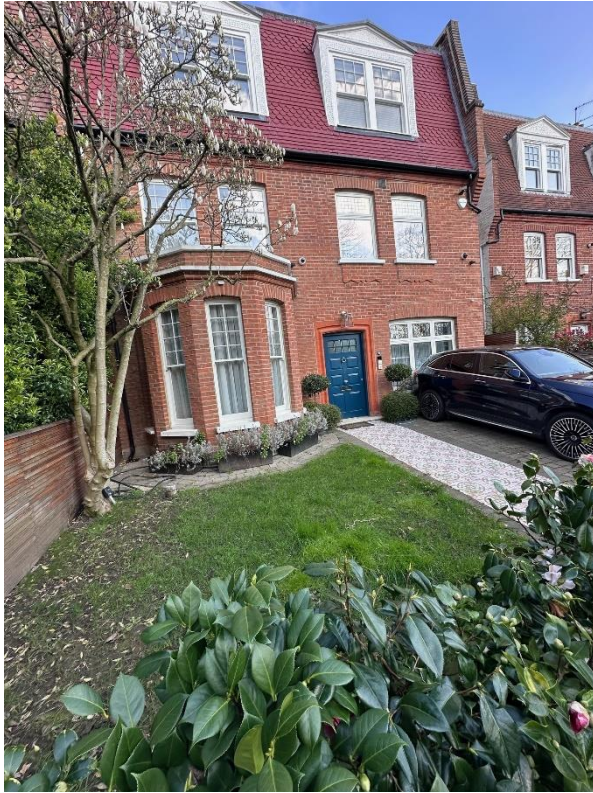


Image 4: showing implemented landscaping scheme



Image 5: Landscaping to the property

Replacement of the felled Tulip Tree

Whilst it is not included as part of this application, we have enclosed a Tree Report prepared by John Cromar Arboricultural Consultancy in respect of a replacement tree. This matter will be dealt with outside of the scope of this planning application.

Application Documentation

We submit this application via the Planning Portal (Ref: PP-12981035) and enclose the following documents:-

- Covering Letter and Planning Statement (this document)
- Application form
- Certificate A
- Site Location Plan
- Pre-existing ground floor plan
- Pre-existing front elevation
- Draft as built front elevation drawing (showing metal gates).
- As built plans and elevations (to follow)
- Design Statement (to follow)

If you have any queries please contact Faye Wright of this office on 07812 140 099.

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited