

Application ref: 2023/1922/P
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Date: 25 April 2024

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London Borough of Camden
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www.camden.gov.uk/planning

Mr Bard Aune
40 Laurier Road
London
NW5 1SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**40 Laurier Road
London
NW5 1SJ**

Proposal:

Erection of timber storage enclosures for bins and bikes with green roof in front garden.

Drawing Nos: Site location plan; Unnumbered proposed drawings - Elevations (pages 1 and 2), Garden Plan, Green Roof Plan, Green Roof Details (section, species and maintenance plan); Design and access statement from Mr Bard Aune received 12/05/2023.

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: Site location plan; Unnumbered proposed drawings - Elevations (pages 1 and 2), Garden Plan, Green Roof Plan, Green Roof Details (section, species and maintenance plan); Design and access statement from Mr Bard Aune received 12/05/2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 4 The green or living roof hereby approved shall be fully installed on the approved enclosures in accordance with the approved drawings and details prior to first use, and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and and to provide an adequately maintained living roof in accordance with policies A3, D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed cedar-clad, timber enclosures would be formed of vertically aligned slats and used to provide secure storage for both recycling bins and bicycles. The enclosures would be situated inside the front garden area in the right-hand corner. The location would ensure that the enclosures are predominantly screened from public view by virtue of their heights relative to that of existing mature hedging which is located along the front boundary between the host property and the street.

The proposed size and discreet position of the freestanding structures, along with their design and use of a natural timber material, would ensure that the enclosures would integrate well within the existing front garden space, as well as, allow for a more appropriate means of movement and storage for bins and bicycles within the property.

A proposed green or living roof on top of the enclosures would also assist by not only helping the structures to blend in more naturally with the surroundings, but also by introducing a more biodiverse green space. Details of the green or living roof have been submitted, demonstrating that a suitable variety of species and an adequate substrate depth would be provided, along with an appropriate maintenance schedule. A compliance condition is attached to this approval to ensure that the proposed green or living roof is installed and maintained in accordance with the approved scheme.

Additionally, it is also noted that the bike store would provide safe and secure storage which helps in promoting a more sustainable, alternative form of transport in accordance with Camden's broader transport strategy throughout the borough, and as such, is welcomed.

Overall, therefore, the proposal is acceptable in terms of its design, size, location, colour and materials, and would preserve the existing character and appearance of the host and neighbouring properties, local streetscene and wider Dartmouth Park Conservation and Neighbourhood Areas.

There are no amenity concerns as the proposal at the front of the property would not involve any noticeable alteration that would impact on the amenity of neighbouring properties.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, A3, D1, D2 and T1 of the Camden Local Plan 2017, the London Plan 2021, policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020, 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-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', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer