

Application ref: 2024/1499/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 18 July 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

Forward Planning and Development
The Studio@The Old Farmhouse
29 Banbury Road
Chacombe
OX17 2JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**7 Aberdare Gardens
London
NW6 3AJ**

Proposal:

Installation of bin store, electric vehicle gates and landscaping to front garden
(retrospective)

Drawing Nos: P_00; E_01; P_10; 1111-TB-XX-GF-DR-A-2252, rev PL03; Arboricultural
letter prepared by John Cromar's Arboricultural Company Ltd., 3/04/2024; Letter
prepared by Forward Planning and Development Ltd., 16/04/2024

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 shall be carried out in accordance with the
following approved plans P_00; E_01; P_10; 1111-TB-XX-GF-DR-A-2252,
PL03

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Between November 2024 and March 2025 a Malus trilobata (Lebanese wild apple) tree with a stem circumference of 12-14cm at 1m above the base of the stem shall be planted in the front garden, as detailed in the approved 'Proposed Ground Floor / Site Plan'. If the tree dies, is removed, or becomes seriously damaged or diseased within a period of 5 years of the tree being planted, it shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation. The tree shall be planted and maintained in accordance with BS8545:2014.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application seeks retrospective planning permission for the installation of bin store to the front garden, and installation of electric vehicle gates.

The bin store is oriented perpendicular to the road frontage alongside the side boundary, and partly obscured by a brick pier at the frontage. The bin store is also constructed with lightweight timber, be mid-height, sitting below and having a matching colour and material to the side boundary. As such, the bin store would have a very limited impact on the visual appearance and character of the existing building at the application, street setting, and wider conservation area.

The gates are low-level, visually permeable and do not obstruct visibility into the site. The gates would be associated with an existing cross-over and parking space within the front yard. The gates are also designed to have a traditional appearance, and matching the replacement pedestrian gate and railings approved under planning permission ref. 2018/2098/P, dated 17/08/2018. Therefore, the gates would not be as an incongruent or discordant feature of the streetscape.

A tree within the front garden was removed as part of the installation of the bin stores. The applicant has proposed to offset the loss of this tree, through providing a replacement tree in the form of 1 x Malus trilobata. The tree would be planted in the lawn area of the front garden and a condition is attached to secure implementation of the replacement tree.

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.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. 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, A3, D1, D2 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

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 written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer