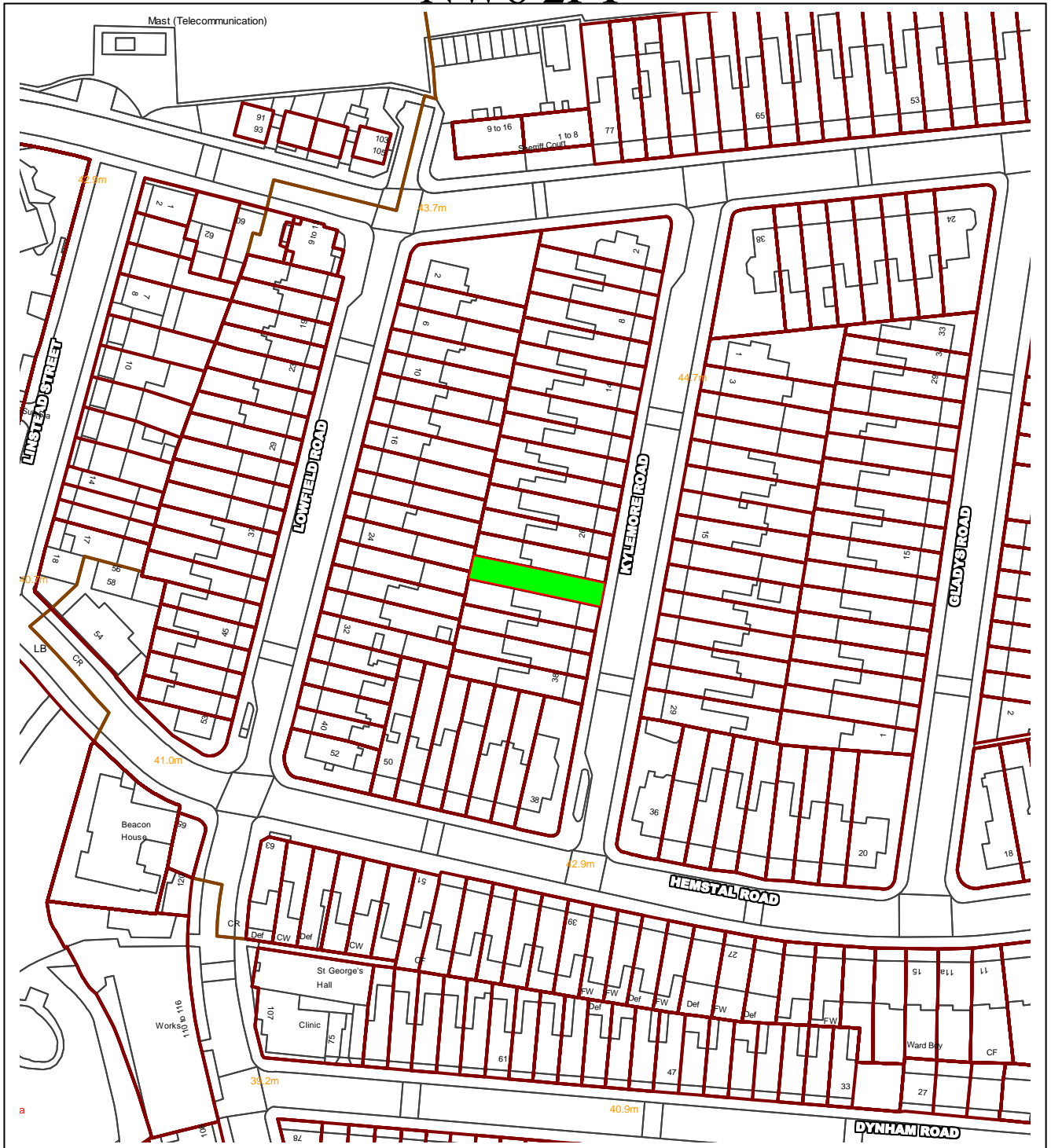


2024/2582/P 30 Kylemore Road, London, NW6 2PT



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Google image of front garden 2022



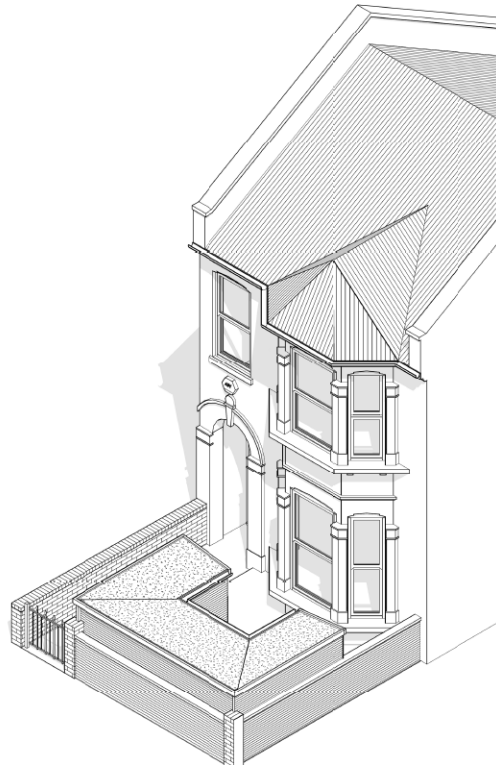
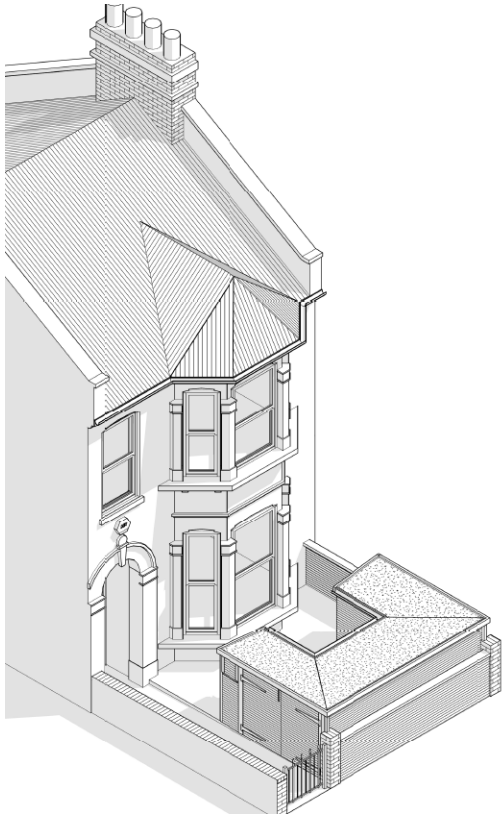
Google image of front garden 2018



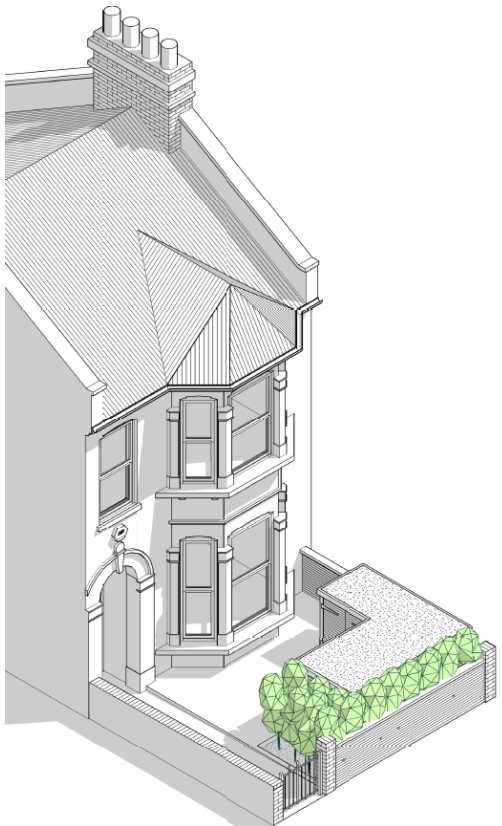
Photos of bin and bike store installed without permission



Photos of bin and bike store installed without permission



3D of Bin and bike storage installed without permission



3D Image of proposed bike and bin storage

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	20/08/2024
		N/A / attached		Consultation Expiry Date:	22/07/2024
Officer			Application Number(s)		
Jennifer Dawson			2024/2582/P		
Application Address			Drawing Numbers		
30 Kylemore Road London Camden NW6 2PT			<i>See draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
'Removal of structure and erection of a new refuse and cycle store to the front'					
Recommendation:		Grant conditional planning permission and Enforce			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 28/06/2024 (consultation end date 08/08/2021).			
Adjoining Occupiers:	No. of responses	00	No. of objections	5
Summary of consultation responses:	<p>A number of responses from neighbours at 20, 26, 11 Kylemore Road. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Scale and massing too big • The proposed unit is closer to the house and looks like overdevelopment • A well designed bin/bike store should not need plants to hide it. <p><i>Officer Response:</i> see paragraphs 2.3, 2.4, 2.5 and 2.6</p>			
Fortune Green and West Hampstead Neighbourhood Plan:	No comment			

Site Description

The application site is a two storey terraced house, located on the west side of Kylemore Road.

The property is not in a conservation area. The property is within the Fortune Green and West Hampstead Neighbourhood Plan Area.

Relevant History

The planning history for the application site can be summarised as follows:

EN24/0173 Fence seems too high, which is in the front garden; And unauthorised structure too. Complaint 01/03/2024 (open)

EN24/0176 structure in their front garden with no planning permission. Withdrawn duplicate 26/03/2024

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Fortune Green and West Hampstead Neighbourhood Plan 2015:

- POLICY 2: Design & Character

Assessment

1. The proposal

- 1.1. Planning permission is sought for bin and bike storage at the front of the property.
- 1.2. Bin and bike storage was installed on the property without permission, this application seeks the permission for a smaller storage unit and landscaping.

2. Design

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 2.2. The Fortune Green and West Hampstead Neighbourhood 2015 Plan seeks 'development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity'
- 2.3. The current Bin and Bike storage was installed without permission and was considered to be oversized and not subordinate. The council will seek enforcement action to see that this is removed as part of the proposal.
- 2.4. The proposed unit measures 1.2m tall and have a footprint of 4.4m² whereas the previous unit was taller 1.5m and had a footprint of 6.7m². The reduction in scale creates a more appropriate storage unit for the size of the garden and is in keeping with these kinds of structures within the area. Whilst the storage is still large in scale it hides bins and creates suitable storage for bicycles promoting sustainable transport options.
- 2.5. The moving of the unit 0.3m closer to the property is not drastically significant in terms of reading as adjunct to the main dwelling. The unit will still read as a storage unit due to the materials used (timber).
- 2.6. The hedges would shield some views of the storage unit from the public realm making it more acceptable. Moving the unit to allow for increased in biodiversity is supported. Any urban greening would benefit the character of the public realm.
- 2.7. The front boundary wall was altered in 2019 without permission however, it is under 1m which means it is permitted development and not subject to planning permission.
- 2.8. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the surrounding area and complies with policy D1 of the Camden Local Plan 2017.

3. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. Given the minor scope and scale of the proposed works, it is not considered that they would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy.
- 3.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1.

4. Recommendation

- 4.1. Grant conditional Planning Permission and Enforcement Action to be taken on the existing storage.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th August 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/2582/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 20 August 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

4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted and Enforcement Action to be Taken

Address:
30 Kylemore Road
London
Camden
NW6 2PT

DECISION

Proposal:

Removal of structure and erection of a new refuse and cycle store to the front
Drawing Nos: 4D-483 P 01, 4D-483 P 02, 4D-483 P 03, 4D-483 E 00, DESIGN &
ACCESS / PLANNING STATEMENT

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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 4D-483 P 01, 4D-483 P 02, 4D-483 P 03, 4D-483 E 00, DESIGN & ACCESS / PLANNING 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

4 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice in regard to 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

Chief Planning Officer

DRAFT

DECISION