

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	07/04/2010
		N/A / attached	<b>Consultation Expiry Date:</b>	17/03/2010
<b>Officer</b>			<b>Application Number(s)</b>	
Rob Tulloch			2009/5447/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Kingswood Court 48 West End Lane London NW6 4SU			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Remodelling of bin storage area ancillary to flats (Class C3).				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>83</b>	No. of responses	<b>04</b>	No. of objections	<b>01</b>
			No. electronic	<b>01</b>		
Summary of consultation responses:	<p>83 neighbours were notified and a site notice was displayed from 24/02/2010</p> <p><u>Flat 16, Kingswood Court</u> Do not object but requested further information</p> <p><u>Flat 34, Kingswood Court</u> Support the application</p> <p><u>Garden Flat, Kingswood Court</u> Object that the proposal will cost too much as only the roof needs replacing</p> <p><u>Officer response</u> Not a planning matter – replacing the bin store and the cost of its replacement are a matter for the management company and residents.</p> <p><u>Flat 35 Acol Court</u> Have no comments, but are concerned about construction noise.</p> <p><u>Officer response</u> Noise from construction is not a planning issue, it is controlled by the Control of Pollution Act 1974 and enforced by the Council's Regulatory Services Department.</p>					
CAAC/Local groups* comments: *Please Specify	None received					

## Site Description

Kingswood Court is a five storey block of flats on the eastern side of West End Lane near the junction with Abbey Road. It lies within the Swiss Cottage Conservation Area.

## Relevant History

No relevant history.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B7 Conservation areas

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2006

Waste and recyclables

## Assessment

The proposal is for a replacement bin store to the side of the block of flats. The main issues are the visual impact of the structure on the conservation area and its effect on residential amenity.

An existing bin store was partially destroyed by fire and it is proposed to erect a new bin store of different dimensions in the same location.

The existing bin store is located alongside Kingswood Court approximately 27 metres from the highway and 3 metres away from the block itself, abutting the boundary wall with Acol Court. The existing bin store is 3.36 metres deep, 4.43 metres wide, with a mono-pitched roof rising in height from 1.9 metres to 2.3 metres. The proposed bin store would be 1.07 metres deep, 7.43 metres wide, and with a mono-pitched roof rising from 1.9 metres to 2.11 metres.

The existing store is fully enclosed with an open doorway, the proposed bin store would only be enclosed on three sides making it less attractive to rough sleepers.

The proposed bin store would provide adequate facilities for the storage, recycling and disposal of waste, current recycling facilities are located elsewhere. It is shielded, and located far away enough, from ground floor windows of the block so as not to harm the amenity of residents, and its location is in an easily accessible communal area in line with policy SD6 of the current development plan and the Council's planning guidance.

The proposal structure is set far back enough from the street so as not to harm the appearance of the building, street scene or surrounding conservation area in line with policies B1 and B7 of the current development plan.

**Recommendation** Grant Planning Permission

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