

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/07/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>04/06/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/2055/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Studio, 44 Primrose Hill Road, London, NW3 3AA				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>							
Submission of details for the approval for refuse/recycling storage pursuant to condition 3 of planning application (ref: 2009/0116/P) granted on 31/03/2009 for additions and alterations including, erection of single storey side extension, extensions to the existing rear lower ground floor level and extension to existing ground floor projecting element.							
<b>Recommendation(s):</b>		<b>Grant Permission</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No responses to date					
<b>CAAC/Local groups* comments:</b> *Please Specify		No responses to date					

## Site Description

The site refers to a 3 storey house subdivided into flats on the east of Primrose Hill road. The property is not listed but lies within the Belsize Park Conservation Area.

## Relevant History

2009/0116/P

Additions and alterations including, erection of single storey side extension, extensions to the existing rear lower ground floor level and extension to existing ground floor projecting element.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden Unitary Development Plan (2006)

S1/S2 Sustainable development

B1 - General Design Principles

B7 Conservation Areas

### Camden Planning Guidance (2006)

## Assessment

Proposal Discharge condition 3

### *Condition 3*

*Please submit full details including elevations of the bin store for approval prior to the first occupation of the flat. The bin store shall be erected and maintained in accordance with the approved details.*

The proposed bin stores can accommodate four 500mm diameter x 700mm height refuse bins and four 55 litre recycling boxes. The bin store is to be constructed of timber and is situated within 10 meters of the public highway. The proposed external appearance and the capability of the bin stores are considered to be acceptable therefore condition 3 can be discharged.

Recommendation Discharge condition 3

## **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***