

Mrs Kasia Whitfield
90a Fellows Road
London
NW3 3JG

Application Ref: **2014/3546/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

11 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
90 A Fellows Road
London
NW3 3JG

Proposal:
Relocation of a bin storage area, construction of bike storage in front garden, replacement of a front window with a door at basement level and enlargement of front light-well to basement flat.

Drawing Nos: Site Location Plan FR/EXO; FR3/EX1 Rev A; FR3/PP1 Rev B; FR3/2 Rev B; FR3/3; FR4; Design and Access Statement

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 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan FR/EXO; FR3/EX1 Rev A; FR3/PP1 Rev B; FR3/2 Rev B; FR3/3; FR4; Design and Access Statement

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 The proposed bin store and cycle store are considered to be appropriate in scale, materials and design for the host building and Belsize Conservation Area. The proposed locations perpendicular to the house, have the least visual impact and the bin store would only comprise three walls of stock brick with no roof, whilst the

cycle store would be softened by planting on the roof. The proposal would be an improvement on multiple bins being stored in the garden with no dedicated storage area. The enlargement of the front lightwell is not considered harmful to the character or appearance of the host building or conservation area. Lightwells are characteristic of the street, and the large front gardens can accommodate limited lightwell enlargement whilst retaining a reasonably sized front garden. The enlarged lightwell would still be set back from the public highway and have limited public views. The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers. The bin store would be in a currently heavily planted location, and no taller than the existing planting, and the enlargement of the lightwell would remove some planting, as such the proposal is not considered to have a harmful impact on light or outlook to neighbouring properties. The proposal would have no impact on privacy.

Whilst bin stores and cycle stores can harm the appearance of front gardens, such storage is necessary and wheelie bins cannot be located internally. In this street, the front garden is the only pavement level location. Other houses in the street have more prominently located bin storage, or no dedicated storage areas at all, both of which are considered more harmful to the character and appearance of the street scene and Belsize conservation area than a purpose built, properly located storage facility.

One objection has been received prior to making this decision and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

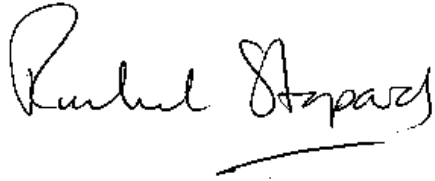
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard
Director of Culture & Environment