

Mr Drek Owus-Afriyie  
Simon Miller Architects Ltd  
12 Forres Gardens  
Temple Fortune  
LONDON  
NW11 7EX

Application Ref: **2014/7557/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

2 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**179-189 Finchley Road**  
**LONDON**  
**NW3 6LB**

Proposal:  
Creation of new internal bin store with associated railings, erection of recycling bin enclosures and cycle racks in rear alleyway of site, and associated alterations to side and rear fenestration.

Drawing Nos: 350 PL/EX 00, 350 PL/EX 01, 350PL/EX 02, 350PL/EX- 03, 350PL/EX- 04, 350PL-07 Rev A, 350PL-07 Rev A.

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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: 350 PL/EX 00, 350 PL/EX 01, 350PL/EX 02, 350PL/EX-03, 350PL/EX- 04, 350PL-07 Rev A, 350PL-07 Rev A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for new bin and cycle storage to the rear of the site and alterations to the side and rear fenestration. The proposed fenestration changes for the new bin store would be relatively minor with the installation of new gates and doors. The new bin enclosures and cycle stands would sit within the existing rear alleyway and will not impede access to the flats above. The proposals are relatively minor and discreet and, in design, size and location terms, do not harm the appearance of the building or streetscene and are not readily visible in the public realm.

The number, size and location of the bin and cycle stores meet Council cycle parking and refuse storage standards.

Due to their position and surroundings, the proposed stores would have no impact on the amenities of neighbours.

No objections have been received and the site's planning history was taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policies CS5, CS11, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan (March 2015), consolidated with alterations since 2011 and paragraphs 56-61 of the National Planning Policy Framework (2012).

- 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 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).

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



Ed Watson  
Director of Culture & Environment