

Mr Charles Couzens
Ecos Maclean Ltd
8a Chamberlain Street
London
NW1 8XB

Application Ref: **2015/3623/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

10 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Hampstead Square
London
NW3 1AB

Proposal:
Installation of timber bin store and trellis in front garden. [Retrospective]
Drawing Nos: Site Location Plan; 12003 P01; 12003 P02; 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 shall be maintained in accordance with the following approved plans; Site Location Plan; 12003 P01; 12003 P02; Design and Access Statement

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

Informative(s):



1 Reasons for granting permission.

The instated trellis and bin store are considered to be appropriate in terms of their location, scale, materials and design. Constructed from unfinished timber, which will weather to a natural hue, the choice of material for both the trellis and bin store sits fittingly next to the host building and respects its siting within the Hampstead Conservation Area. Positioned behind the property's high boundary wall, the bin store is not visible at all from the public realm and will have no impact on the streetscene. Similarly the trellis, though positioned a top the boundary wall, cannot be seen from the street as the site is nestled within an internal courtyard away from the main road. Both the trellis and bin store are visible in views from neighbouring properties, but their visual impact on these properties is considered to be insignificant given the minor scale of the works. The timber trellis forms a permeable boundary treatment, in keeping with the height of the existing trellis and foliage adjacent to it, on a very short section of the boundary wall and so is not deemed to have a significant impact on its setting within the demise of the Grade II listed dwelling house. In the same way, at a height of just 1.2m, the bin store is unobtrusive and not unduly prominent, and in aiding the applicants in shielding unsightly refuse, is an improvement on the previous condition.

The retained works are not considered to have any significant harmful impact on the amenity of any adjoining occupiers. The slatted timber design of the trellis creates a permeable boundary treatment, and this overcomes the potential for the negative impacts of loss of light or obstructed views.

One objection was received prior to making this decision, which has been duly factored within the consultation summary. The planning and enforcement history of the site and relevant appeal decisions were also taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 66 and section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are 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 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

2 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment