

Mr Martin McCrae  
Paper Igloo Ltd  
Ostro  
Fintry Road  
Kippen  
FK8 3HL

Application Ref: **2015/4509/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

30 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Heathurst  
Vale of Health  
London  
NW3 1AN**

Proposal:

Alterations to front garden wall and railings to house new wheelie bin store; and landscaping works to front garden at lower ground floor level (previously approved under reference 2012/3983/P) .

Drawing Nos: 001, 100 Rev. A, 101 Rev. A, 231, 009 Rev. B, 003 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 policies DP24 and DP25 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: 001, 100 Rev. A, 101 Rev. A, 231, 009 Rev. B, 003 Rev. A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Permission was previously granted for landscaping works to the front garden at lower ground floor level including new steps down to the lower ground floor garden and patio area (reference 2012/3983/P). This proposal seeks permission for the inclusion of a new concealed bin store at ground floor level, set behind hidden doors constructed to appear identical to the existing wall. The existing brickwork and railings will be set into a new steel L-shaped frame to allow access to the bin store from street level, whilst maintaining the appearance of the existing wall. The proposal is therefore considered to preserve the appearance of both the host property and wider Hampstead Conservation Area.

The proposal is not considered to cause any harm to neighbouring amenity in terms of privacy, outlook or daylight levels.

No objections have been received prior to making this decision.

The planning history of the site has been 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 s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Reference has been made to The Fortune Green West Hampstead Neighbourhood Plan.

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 and 7.6 of The London Plan March 2015,

consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

- 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