

Mr Daniel Leon  
Square Feet Architects  
8a Baynes Mews  
London  
NW3 5BH  
United Kingdom

Application Ref: **2015/4367/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

22 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Wedderburn Road**  
**London**  
**NW3 5QG**

Proposal:  
Erection of a timber bin storage by the front door of No.14 Wedderburn Road.  
Drawing Nos:  
1518\_L\_001, 1518\_L\_002, 1518\_L\_003, 1518\_L\_004, 1518\_L\_005, 1518\_L\_006, Design  
& 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 of the London Borough of Camden Local Development Framework Core Strategy and policy 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:

1518\_L\_001, 1518\_L\_002, 1518\_L\_003, 1518\_L\_004, 1518\_L\_005, 1518\_L\_006, Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission

The proposed bin storage area is considered to be appropriate in terms of location, scale, materials and design for the host building and the surrounding Fitzjohns Netherhall Conservation Area. The bin store would measure 1050mm in height and 2325mm width to fit four bins, would be made from treated timber and brick to similarly match the existing trellis and wall surroundings. It would be located above the existing steps leading towards the entrance to the flats.

Whilst bin stores can harm the appearance of front gardens, this storage area is necessary as the bins cannot be located internally within the building. The house is divided into flats and the front garden is the most suitable location for the storage of the bins. The proposed storage area would take the place of an existing planter and would be screened by the existing trellis and vegetation. With its minimal height and its considerable set back from the road, it is considered that there would be minimal visual impact and would preserve the character and appearance of the conservation area.

The proposal will not cause harmful impact to neighbouring amenity in terms of outlook or light. The location of the bin storage area complies with the location requirements set out in CPG1 Design (Chapter 10).

One objection was received following statutory consultation. The site's planning and appeal history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.72 of the Planning (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 Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 56-68, and 135 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).
- 3 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.

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