

Mr Simon Hampton
Oakley Hough
The Barn, Stebbing Farm
Fishers Green
Stevenage
Hertfordshire
SG1 2JB

Application Ref: **2015/6003/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
95 Fitzjohn's Avenue
London
NW3 6NX

Proposal:
Reconfiguration of existing external front access staircase to form new bin store
Drawing Nos: 714/20, 714/21 rev.A, 714/22

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: 714/20, 714/21 rev.A, 714/22.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application seeks permission for the reconfiguration of the existing access staircase to the front entrance of the building and the erection of a new wall and railings in order to provide a storage area for waste and recycling bins. The existing steps are constructed of concrete and their reconfiguration is considered a minor alteration that would not harm the character or appearance of the host building. The new wall would be constructed of matching brick work and black railings that would match the existing boundary wall.

In addition, the partially collapsed boundary wall fronting Perrin's Walk will be reconstructed with matching brick with a new brick pier to match the existing wall. The boundary wall is in a close proximity to a large poplar tree that although not protected by a Tree Protection Order, is a highly significant tree. However, the works would not involve any excavations, and the Council's Tree Officer is satisfied that the proposal would not harm the tree.

Although the bin storage area would be visible through the railings (planning permission was previously granted on 13/08/2015 for the replacement of the existing brick boundary wall with a new brick wall with railings under reference 2015/3093/P), the proposal is considered acceptable. The bins would be partly hidden by the brickwork, and overall, it is not considered to harm the character and appearance of the host property or wider Fitzjohns Netherhall Conservation Area as many surrounding properties store refuse bins in this location.

Due to the nature and location of the works, they are not considered to cause harm to the amenity of neighbouring occupiers in terms of a loss of outlook, daylight, or privacy.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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 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 Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.11 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