

Planning Development Management  
London Borough of Camden  
Town Hall  
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London  
WC1H 8ND

16<sup>th</sup> March 2016

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# JAA

## **Re. Proposed relocation of Refuse Storage at Regents Gate, St Edmund's Terrace, London NW8 6EB**

This Application is for a Lawful Development Certificate for a Proposed Use that seeks to relocate the refuse and recycling storage from their current location within the building, as approved under Planning applications 2013/0505/P and 2014/116/P to two no. new external purpose-built refuse stores within the grounds of the development.

The current refuse store arrangement (as per drawing 114-900) consists of several temporary stores which residents can access. The refuse is then relocated by building management to the main, permanent store for weekly collections. The permanent bin store is located behind the resident parking bay which, if in use (as often is the case whilst collections are occurring) restricts refuse collectors from being able to access the store and remove the bins, therefore impacting on their ability to complete the refuse collection and empty the store regularly. The location of the temporary bin stores is proving inconvenient for residents who are now choosing to dispose of their refuse in bags left on the ground outside the Private entrance to Block A. Building management have manually relocated bins to this area to accommodate the resident's actions but bins were never intended to be located here in the original scheme and pose a risk of being moved by the wind, encourage vermin and are unsightly.

The proposals are that a main, centralized new bin store is located at the center of the courtyard between the two residential blocks. This will allow for easy access for both residents, as well refuse collectors, who will still be operating within the same area and distances as the existing store but without having to attempt to move bins through tight parameters next to parked cars.

The addition of a smaller store next to the entrance to Block A will also enclose the free-wheeling bins in the forecourt and parking bay area, and will keep the pedestrian routes to the apartments free from obstructions, cleaner and keep the bins dry. This smaller store will be allocated to the private Block A residents, whilst the main store is allocated to Block A's affordable residents and Block B (refer to drawing 114-901).

Slatted-timber walls have been proposed to screen the bins whilst allowing adequate ventilation to the stores. The main store is located in the position of a high-level bedded planter at present, so there is no loss of amenity space with the proposed location of the stores. To retain the ecology of the bedder in this footprint a green living roof has been proposed to both stores, which will have the added benefit of maintaining the pleasant outlook from the apartments at high level.

In developing the proposals we have sought advice from Camden's Refuse and Waste Management Department, who had no objections to the proposals in principal, as the proposals do not hinder the access for the refuse collectors nor reduce the quantity of storage provided. In both cases, we improve upon the present situation and are hopeful that Camden will agree with the need for the proposals in the light of the now-occupied buildings.

**JAA**  
March 2016