

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

Application Ref: **2016/2194/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

8 June 2016

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 bin store and partial removal of wall for new brick wall enclosure to place wheelie bins at front of property.

Drawing Nos: Design & Access, 1518\_L\_001, 1518\_L\_002, 1518\_L\_005,  
1518\_L\_003RevA, 1518\_L\_006RevA.

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:

Design & Access, 1518\_L\_001, 1518\_L\_002, 1518\_L\_005, 1518\_L\_003RevA, 1518\_L\_006RevA.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed bin storage areas are considered to be appropriate in terms of location, scale, materials and design for the host building and the surrounding Fitzjohns Netherhall Conservation Area.

The main store is to be situated at the side entrance atop the steps and it is proposed for two niches to recess the storage of the wheelie bins from the main passage, the materials for the store will be timber and brick. This would partially remove the existing brick wall in this location and would be redesigned to enclose the bins.

Whilst bin stores can harm the appearance of front gardens, these storage areas are 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 bin storage would be considered beneficial to the property where they currently use the entrance area to store the existing wheelie bins which impacts to the character and appearance of the property and the conservation area.

There is substantial existing foliage, mature shrubbery and existing front wall surrounding the locations and it will therefore not be widely visible from Wedderburn Road. The existing shrubbery will be retained and trellis above the stairs would be relocated.

With the above taken into consideration and their minimal height, 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).

No objections were been 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 2016; and paragraphs 56-68, and 135 of the National Planning Policy Framework.

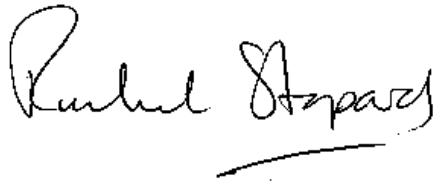
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard  
Director of Supporting Communities