

Mr de Verneuil Smith
45 Platt's Lane
London
NW3 7NL

Application Ref: **2016/4033/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

6 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
**45 Platt's Lane
London
NW3 7NL**

Proposal:
Variation of Condition 3 (approved plans) of planning permission 2015/1718/P dated 03/08/15 (for excavation of single storey front lightwell and installation of external first floor front waste pipe); changes include the installation of bin store area and reposition of the waste pipe on front elevation of dwelling house (Class C3).

Drawing Nos: SK01, SK02, Bin Materials and Design, Bin design materials and product dimensions.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 For the purpose of this decision, Condition 3 of planning permission 2015/1718/P dated 03/08/2015, shall be replaced with the following condition:

REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans:

SK01, SK02, Bin Materials and Design, Bin design materials and product dimensions.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed variation of the previously approved plans under 2015/1718/P involves the reposition of the waste pipe to the front elevation of the dwelling and the installation of the bin store area.

The proposed waste pipe will have a height of approximately 0.7m and a diameter of 0.1m, and will be relocated to the northern side of the front two storey outrigger. The applicant has indicated in the application form that the proposed reposition of the waste pipe would assist drainage on the second floor and would avoid interfering with the eaves. Due to its dimensions and location, the relocation of the waste pipe is considered an improvement from the previous permission and would not cause any significant changes to the appearance of the host dwelling. It is considered that no significant harm will be caused to the character of the street scene or Redington Frogna Conservation Area and therefore the reposition of the waste pipe is acceptable.

The proposed bin store will be located on the southern side of application site, close to the secondary front gates. The proposal will not displace any green planting in the front garden and will not harm the amenity of the neighbouring property at no 43 Platt's Lane due to the existing fence. The bin store will be made of wood with a height of approximately 1m, length of 1.45m, width of 0.75m and will accommodate 2 bins. Due to its size, materials and position the proposed bin store is considered to be a subordinate addition to the host dwelling, which would keep the character of the host dwelling, street scene and Redington Frogna Conservation Area.

As indicated in the parent planning permission the overall proposal requires the temporary removal of the front hedge and one small tree in the front garden. The applicant has indicated that this landscaping would be reinstated immediately following completion of the works. The condition will also require their replacement of the hedge if they should die or be removed within 5 years.

All the other elements of the previous permission such as lightwell and basement are not proposed to be changed.

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 2013.

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.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26, and Redington Froggnal Conservation Area Statement. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56-58 and 126-141 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 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4 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/councilcontacts/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.

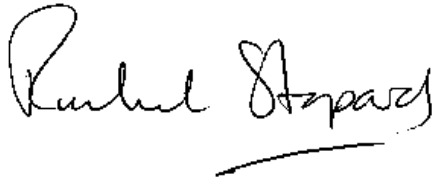
- 5 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation). Conditions 4 and 5 in relation to the parent planning application 2015/1718/P have been discharged and you do not need to submit details again.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Executive Director Supporting Communities