

Mr Eamon Roberts
Finnegan Property Services
28-29 The Broadway
Ealing Broadway
London
W5 2NP

Application Ref: **2016/3610/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

13 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**65 Compayne Gardens
London
NW6 3DB**

Proposal:

Erection of new timber bin store and installation of new front gates.

Drawing Nos: 13-085-01, Bin store plan 13-085/BS1RevA, Front elevation plan 13-085/BS2, Layout plan 13-085/BS2RevA, Layout plan 13-085/BS4, Layout plan 13-085/BS5.

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:

13-085-01, Bin store plan 13-085/BS1RevA, Front elevation plan 13-085/BS2, Layout plan 13-085/BS2RevA, Layout plan 13-085/BS4, Layout plan 13-085/BS5.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed enclosed bin store is for up to 9 x 240 litre capacity wheelie bin spaces. Currently the bin arrangements are located to the main access to the front door towards the 9 flats in this property, which is considered very unsightly.

The proposed store would be located towards the left side of the front boundary and would be screened by the privet bushes which were approved as part of a retained trees details application 2015/5335/P and would be screened by the side walls.

The size of the store for each bin is considered adequate, and its timber enclosure is also considered acceptable in respect of its material. The proposal is considered to enhance the South Hampstead conservation area.

With regards to the two front gates, one for the main entrance and one for the bin store access, they would be black metal railings, the middle one being the largest replaces an original one which had been removed, there is a similar looking black gate to the right hand side which was given permission recently under ref: 2014/4949/P. The materials are considered sympathetic and in-keeping with the street and would not harm the character and appearance of the conservation area.

Due to the nature and size of the proposals, they would not create an impact on neighbour's amenity.

No objections have been received prior to making this decision. The site's planning history and relevant were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the 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, CS11 and 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, policies within the London Plan 2016 and the NPPF.

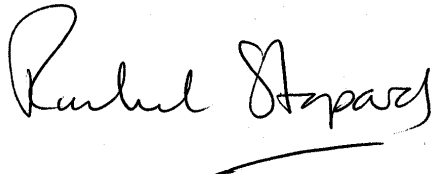
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Executive Director Supporting Communities