

Mr Luke Chandresinghe
Undercover Architecture
48 Mornington Terrace
London
NW1 7RT

Application Ref: **2016/4215/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

6 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
65A Quickswood
London
NW3 3SA

Proposal:
Erection of a bike storage and a bin storage to the front elevation of existing dwelling house and replacement of existing front fence (C3)
Drawing Nos: EX 101; EX 210; GA 101 A; GA 101; GA 001; Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans EX 101; EX 210; GA 101 A; GA 101; GA 001; Design and Access Statement.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The size, design and materials of the proposed stores are considered to be acceptable and not adversely impact on the host building or the wider street scene. The proposed bin store and fencing is of an acceptable height, sitting below the proposed replacement fence (approximately 200mm below). The replacement fence will be the same height and materials as existing and therefore will not harm the wider street scene.

The bin storage and bike storage is proposed to be positioned to the front of the property; currently this is used as private amenity space. The bin and bike stores will be located behind the existing fencing and will not be visible over this fencing. Due to their position and surroundings, the proposed stores would have minimal impact on the amenities of neighbours.

One comment was received in relation to the application that outlined that they had no objections to the proposal. No objections were received. The application site's planning history and relevant decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy,

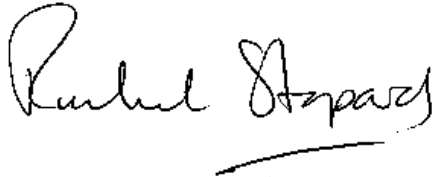
and Policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

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.

Rachel Stopard
Executive Director Supporting Communities