

Mr Simon Watkins  
HUB Architects and Designers Ltd.  
15 Hoopers Yard  
Kimberley Road  
London  
NW6 7EJ

Application Ref: **2017/2497/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

10 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**58 & 60 Crediton Hill**  
**London**  
**NW6 1HR**

Proposal:  
Erection of x1 replacement and x1 new bin enclosure in front garden.

Drawing Nos: 1225 - PL - 01; 1225 - EX - 01; 1225 - EX - 02; 1225 - EX - 01.

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 policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1225 - PL - 01; 1225 - EX - 01; 1225 - EX - 02; 1225 - EX - 01.

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

#### Informative(s):

- 1 Reasons for granting permission.  
The proposed refuse stores are considered to be appropriate for the host dwellings. The size of the bin stores are considered adequate, and the choice of material, red brick, would accord with the red brick of the host properties. Whilst bin stores can harm the appearance of front gardens, such storage is necessary and wheelie bins cannot be located internally. It is noted that other houses in the street have more prominently located bin storage, or no dedicated storage areas at all, both of which are considered more harmful to the character and appearance of the street scene than a purpose built, properly located storage facility. As such the proposal is not considered harmful to the South Hampstead Conservation Area.

Due to the nature and size of the proposals, they would not 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 A1 (Managing the impact of development), CC5 (Waste), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan and 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).

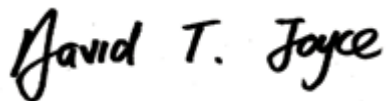
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning