

Mr Aaron Down
Trevor Horne Architects
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56A Orsman Road
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Application Ref: **2017/4938/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

3 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
110-114 Grafton Road
London
NW5 4BA

Proposal:
Erection of roof over existing refuse store to the front of the site

Drawing Nos: 17187/PLA/01, 17187/PLA/02, 17187/PLA/03, 17187/PLA/04,
17187/PLA/05, 17187/PLA/06, 17187/PLA/07/A, 17187/PLA/08/A, 17187/PLA/09/A,
17187/PLA/10/A and 17187/PLA/11/A.

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 bin store, 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 D1 of the London Borough of Camden Local Plan 2017.

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

17187/PLA/01, 17187/PLA/02, 17187/PLA/03, 17187/PLA/04, 17187/PLA/05, 17187/PLA/06, 17187/PLA/07/A, 17187/PLA/08/A, 17187/PLA/09/A, 17187/PLA/10/A and 17187/PLA/11/A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal will enclose the existing bin store with a new roof, the existing gates and brick piers will remain unchanged and are not part of this scheme. The new roof will increase the height of the bin store from 1.75m high to 2.4m high, an increase of 0.65m. The proposed materials will match the existing open grid steel mesh grating. Although the increase in height will be visible given its existing siting to the front of the building, it is noted that fly tipping is a problem for the existing open bin store and this new roof will help improve the appearance of the street scene by mitigating this issue. The bin store will still appear subordinate in relation to the host building. Therefore it is considered that the proposal will not cause harm to the character of the host property or the wider streetscene.

Given its siting and marginal increase in height, it is not considered to cause harm to the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy. The Designing Out Crime officer has reviewed the scheme and raised no objection.

No objections have been received prior to making this decision and 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 policies A1, C5, CC5 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

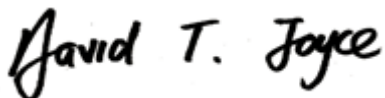
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 The Metropolitan Police's Designing out Crime Officer has advised that further security mitigation measures that do not require planning permission such as the use of anti-climb paint or additional signage may be required to address any future issues of anti-social behaviour.

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



David Joyce
Director of Regeneration and Planning