

Application ref: 2017/6361/P
Contact: Lisa McCann
Tel: 020 7974
Date: 1 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Marco Minetti Design
106 Christchurch Road
London
SW2 3DF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
102 Windsor House
Greencroft Gardens
NW6 3PH

Proposal: Replacement of bin storage to front of property

Drawing Nos: 13000/J 3 G, 13000/J 1 G Revision C, 13000/J 2 G Revision C.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 D1 and D2 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:

13000/J 3 G, 13000/J 1 G Revision C, 13000/J 2 G Revision C.

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 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).
- 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 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).
- 3 Reasons for granting permission:

The proposed enclosed bin store is for up to 7 x 240 litre capacity wheelie bin spaces and 8 x 40 litre caddy bin spaces. The proposal would be sited in a similar location to the current bin storage arrangements to the front of the property.

The proposed store would be located adjacent to the west boundary of the application site. The size of the store for the bins is considered adequate, and its timber enclosure is also considered acceptable in respect of its material. Its appearance is considered sympathetic and in-keeping with the street and overall the proposal is not considered to result in any detrimental impact on the character of the host building or the South Hampstead 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.

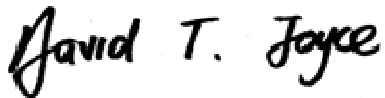
As such, the proposal is in general accordance with Policies D1, D2, A1 and CC5 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

David Joyce
Director of Regeneration and Planning