

Application ref: 2018/4067/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 16 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**7 Aberdare Gardens
London
NW6 3AJ**

Proposal:

Details of front refuse store required by condition 5 of planning permission 2018/2098/P dated 17/08/2018 (for additions and alterations to include conversion of 2 flats into 1 dwellinghouse; erection of replacement single storey rear extension with first floor roof terrace above enclosed with metal balustrades; installation of 3 x rooflights into main flat roof; replacement of front and rear windows with timber framed replacements and replacement of first floor rear windows with doors; installation of new hard and soft landscaping to front garden and installation of replacement front gate and railings). Drawing Nos: P_30 Rev. A; Image of Proposed Balau Cladding for Bin Store (received 12/10/2018 from Marek Wojciechowski Architects).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Details of the proposed front refuse store required by condition 5 of planning permission 2018/2098/P dated 17/08/2018 have been submitted.

The details of the proposed refuse store are considered appropriate in terms of size, access and location, and the timber cladding is considered to be an

appropriate material for the outdoor setting. The submitted drawing is sufficient to show that the proposed refuse store would not have a harmful impact on the appearance of the host building and the streetscene or on neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. 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 D1 and D2 of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

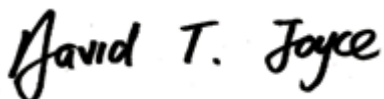
- 2 You are advised that all conditions relating to planning permission granted on 17/08/2018 in application ref. 2018/2098/P which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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