

Application ref: 2018/6343/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 21 February 2019

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

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

Whymark Moulton Ltd
14 Cornard Road
Sudbury
CO10 2XA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Palgrave House
Fleet Road
London
NW3 2QJ

Proposal: Erection of bin store and alterations to boundary treatment.

Drawing Nos: 18/219-01 and 18/219-02.

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: 18/219-01 and 18/219-02.

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

Informative(s):

1 Reasons for granting permission:

The proposal is for a new bin store to serve an existing block of flats and for alterations to existing security fencing. The store will have no roof or doors. The bin store will be constructed from brick with a timber trellis on top. It will be modest in scale and will have a max height of 3.3m due to the sloping nature of the site. It will be located alongside an existing bin store. Although it will be visible from the street it will be constructed in similar materials and of a similar scale to the existing store. It considered subordinate in relation to the site and will not result in the loss of amenity space to the flats. The existing railings on the east elevation facing the stepped walkway will be extended and constructed of matching materials and will not extend the height of the existing railings. The development is not considered to detract from the character and appearance of the host property, streetscene or wider area.

Given the scale of the development and separation distance from neighbouring properties, it is not considered to have a material impact on any neighbour's amenity in terms of loss of light, privacy, outlook or create a sense of enclosure.

No objections were received during the consultation period. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

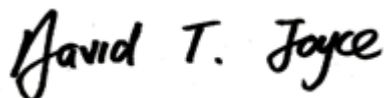
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 2019.

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