

Application ref: 2019/0489/P
Contact: Alyce Keen
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Date: 22 May 2019

Development Management
Regeneration and Planning
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Stefano Marinaz Landscape Architecture
Britannia House
11 Glenthorne Road
London
W60LH

Dear Sir/Madam

DECISION NOTICE

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

15 Chesterford Gardens
London
NW3 7DD

Proposal:

Installation of bicycle and refuse storage units in the front garden.
Drawing Nos: PL 70; PL 71.

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 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:
PL 70; PL 71.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed bicycle and refuse storage units are considered appropriate in terms of their location and concealment and would preserve the character and setting of the host and neighbouring properties. The bicycle storage unit would be constructed of timber and concealed below the existing brick wall. While the refuse storage would be concealed within a brickwork enclosure constructed below and behind the brick boundary wall.

The proposed development would be concealed by the front boundary wall and would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development.

There would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposal was revised based on officer's advice to conceal the storage units behind the brick boundary wall.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer