

Application ref: 2019/4056/P  
Contact: Ben Farrant  
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Date: 4 November 2019

**Development Management**  
Regeneration and Planning  
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SM Surveyors & Co Ltd  
14 Howards Wood  
Letchworth  
SG6 2DH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**121 Haverstock Hill  
London  
NW3 4RS**

Proposal:

Formation of bin store with ramp from the public footpath within the front curtilage.  
Drawing Nos: HH\_003, HH\_01 & HH\_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 Prior to its first use, the bin store hereby approved shall be stained with a natural finish and shall be retained as such in perpetuity.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies 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: HH\_003, HH\_01 & HH\_02.

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.

121 Haverstock Hill is a five storey 1960s residential block, situated in a prominent location on Haverstock Hill, a main road within the Belsize Conservation Area. It is noted in the Belsize Conservation Area Statement that the modern five and six-storey blocks along Haverstock Hill are within the conservation area but are not related to its central character, which is largely derived from mid-19th century Italianate villas.

The application seeks to install a concrete ramp access and bin store to the front of the property as it is currently difficult to access the bins due to the steps and lack of handrail.

Where front gardens are small in conservation areas, the Council would generally resist bin stores to avoid visual clutter in the street. In this instance however, it is noted that due to the topography of the site and the existing boundary and step arrangement, there is nowhere to store the bins currently and they are left loose on the main steps leading to the host building, in a highly visible and cluttered manner.

It is regrettable that the proposed bin store would result in the loss of some greenery, however a significant level of greenery and planting would be retained on site. A condition has been attached to the decision requiring a natural finish stain in order to make the store as visually inconspicuous as

possible.

Subject to this condition, it is considered that the slight visual harm the works would cause to the conservation area would be outweighed by the removal of the unsightly loose bins. Overall, for this reason it is considered that the works would serve to preserve the character and appearance of the conservation area, in compliance with Local Plan policies D1 and D2.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the siting, scale and design of the proposed development, it is considered not to result in undue harm to the residential amenities of neighbouring properties.

No objections have been received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2019).

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer