

Application ref: 2019/1499/P
Contact: Tony Young
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Date: 22 October 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted and Warning of Enforcement Action

Address:
13 South Hill Park
London
NW3 2ST

Proposal: Erection of bin store at front of property (part retrospective).

Drawing Nos: Location & block plans; PA1-002 rev B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2017

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location & block plans; PA1-002 rev B.

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

- 3 The development hereby permitted must be begun not later than the end of one year 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) and to safeguard the appearance of the premises and the character of the property and conservation area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2017

Informative(s):

- 1 Reasons for granting planning permission:

The proposal seeks permission for an existing unauthorised bin store located at the front of the property. Concerns were raised by the Council in regard to the size and scale of this structure in so far as it appeared excessively large and bulky, thereby resulting in an incongruous and visually intrusive addition at the front of the property. Following Council advice, the applicant submitted revised drawings showing a significant reduction in the depth of the structure, setting it back to a position more comparable with the bin store at the adjoining property (no.15), and with lowered planting beds and a separate, smaller timber enclosure around the existing electrical meter.

Overall, in terms of the revised design, size, scale, location and materials, the proposal structure is considered to be appropriate and would respect the context and setting of the host and neighbouring properties. The revised proposal would not detract from the character and appearance of the building and the wider Hampstead Neighbourhood and South Hill Park Conservation Areas, and as such, would be acceptable.

There are no amenity concerns in terms of loss of privacy, increased sense of enclosure or overlooking to neighbouring properties given the minor nature of the proposal.

The site's planning and appeals history has been taken into account when coming to this decision. An objection was received from the Heath and Hampstead Society to the original proposals; however, they raise no objection to the revised proposal. No other objections were received following statutory consultation. All responses are summarised in the 'Consultations Summary' sheet that accompanies this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the

Hampstead Neighbourhood Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

2 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing unauthorised bin store at the front of property is considered to be harmful to the character and appearance of the host building and wider Hampstead Neighbourhood and South Hill Park Conservation Areas, and as such, enforcement action may be taken in relation to this should the unauthorised structure not be removed within 4 months of the date of this planning permission being granted, or altered in accordance with the approved drawings attached to this decision within the same period.

- 3 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer