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18th December 2019

Dear Sir/Madam

10 Langland Gardens, London, NW3 6PR
Full Planning Application for erection of refuse storage in the front garden

We write on behalf of our client, Max Henry Limited, to submit a full planning application at 10 Langland Gardens for:

“Erection of refuse storage in the front garden”

Enclosed documentation

In accordance with the London Borough of Camden’s validation requirements, the application package comprises the following documents:

- Application Form;
- CIL questionnaire;
- Existing Site Plan (drawing reference: 0345 (10) 120B);
- Proposed Site Plan (drawing reference: 0345 (20) 120D);
- Block Plan (drawing reference: 0345 (10) 110A);
- Proposed Elevation and Sections (drawing reference: 0345 (20) 130B);
- Proposed Refuse Storage (Ref: 0345 (20) 201B);
- Design and Access Statement;
- Tree Survey Schedule;
- Tree Constraints Plan; and
- Tree Implications Plan.

For clarification, the application fee of £234 has been paid by secure online payment via the Planning Portal.

Site description

10 Langland Gardens is located on the western side of Langland Gardens and is within the Redington Frogna Conservation Area. The building is unlisted but characteristic of this part of the Conservation Area which comprises semi-detached houses of three or four storeys with red brickwork and prominent Dutch style gables.

The building was constructed in the 1960s and contains 17 one bedroom flats.

The Proposal

The existing refuse storage is to the side of the property and up a number of stairs. The current location is over 20 metres away from the property boundary and is non-compliant with the London Borough of Camden's refuse requirements. The current provision is insufficient for food waste, garden waste, textiles, electrical and battery disposal. The current storage facilities are informal and untidy, and the proposed application seeks to improve this.

The proposal is therefore to improve refuse storage to serve the 17 flats at 10 Langland Gardens. The proposed works involve utilising the front garden to provide a bin storage. This includes provision for food waste, garden waste and designated areas for textiles, electrical and battery disposal.

The proposals reduce the overall distance from 20 metres down to 9.8 metres from the furthest bin. The proposals also removes the need to manoeuvre bins down steps.

The proposed refuse facilities include the following:

- General waste – 2 x 1100 litre bins
- Recycling waste – 2 x 1280 litre bins
- Garden waste – 2 x 240 litre bins
- Food waste – 2 x 240 litre bins
- WEE – 2 sqm storage
- Textiles – 1 x 240 litre bin
- Batteries – disposal bin

The bin store is proposed to be erected above a number of protected tree roots. Following advice from a specialist tree consultant the bin storage will be a suspended decking structure to prevent any impact on the tree roots. Suspending the decking on posts this keeps the underlying rooting area viable, while moisture will be able to reach the ground between the wooden boards. The decking proposed is a robust decking type, designed to be slip resistant. This will be laid with a 10mm gap to allow for water to reach the ground below.

The bin storage facility is a treated timber slat structure, which will be painted to provide a clean crisp design.

Planning History

There is no recent planning history related to the property however we note there are a number of applications for TPO approvals.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Where there is a difference in policy, Section 38(5) requires that the most recently adopted policy takes precedence. The Statutory Development Plan for the London Borough of Camden comprises:

- Camden Local Plan (2017).
- The London Plan (2016).

The London Borough of Camden is under a legal duty to have regard to all material considerations. This includes the Government's National Planning Policy Framework (NPPF) and the requirements of relevant Circulars.

The proposals have therefore been assessed against the relevant development plan policies in respect of design, conservation, amenity and waste, which are set out as follows:

Policy D1 (Design) seeks to secure high quality design in development. As part of this the Council requires that the development respects the local context and character, preserves and/or enhances the historic environment and heritage assets, integrates well with the surrounding streets and open space, comprises details and materials that are of high quality and complement the local character.

Policy D2 (Heritage) requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. This has been addressed in the Heritage Assessment below.

Policy A1 (Managing the impact of development) seek to ensure that the existing residential amenities of neighbouring properties are protected.

Policy A3 (Biodiversity) states that the council will protect trees and vegetation by requiring trees and vegetation to be satisfactorily protected.

Policy CC5 (Waste) advises that the Council aims to reduce the amount of waste produced and increase recycling of household waste. In order to achieve this, the policy seeks to make sure that developments include facilities for the storage and collections of waste and recycling.

Camden's Planning Guidance (CPG) on Design is also relevant. This sets out guidelines such as bins must be secured, and measures should be taken to ensure that the visual impact of waste storage is minimised. Occupants should also not transfer wheeled bins more than 10 metres.

In response to these policy requirements, the proposals are considered to be a small-scale alteration and will not materially alter the appearance of the property. These proposals would therefore not harm the appearance of the existing building, nor have a detrimental impact on the character and appearance of the area.

The proposed timber slat structure is considered a suitable and appropriate material choice in terms of design that respects the local character. The proposed works are also well screened by vegetation making it discreetly located. This ensures the amenities of neighbouring properties are protected. The suspended decking structure minimises the impact on the tree roots, protecting the existing biodiversity. The proposals also increase the waste storage and are therefore an improvement from the existing waste provision.

The proposals are therefore considered to fully accord with Policy D1 in respect of design, Policy A1 in terms of amenity, supports the requirements of Policy CC5 relating to waste and Policy A3 in terms of tree protection.

Heritage Assessment

The NPPF 2019 provides the Government's advice on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

"The significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

To comply with these requirements, this section provides an assessment of the impact of the application proposals on the significance of the Redington Froggnal Conservation Area, in light of the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF and relevant regional and local planning policy for the historic environment.

The bulk of the Redington Froggnal Conservation Area was originally designated in June 1985 and described as an exceptional example of consistently distinguished Victorian and Edwardian architecture. The site is located within the designated Redington Froggnal Conservation Area as sub area 7: the "Triangle" – Froggnal Lane, 214-248 Finchley Road and Langland Gardens.

This describes that in this sub area most buildings are generally semi-detached houses of three or four storeys with red brickwork and prominent Dutch style gables. Langland Gardens have prominent entrance porches and decorative dressings to their gables. These streets are described as relatively quiet and slopes from north to south thus allowing limited views to west London between the trees within the front gardens to the properties.

The bin storage effectively utilises the exterior space to the front of the site. The proposed decking has been designed sympathetically and a Yew hedge is proposed to be planted to the front to mask the bin storage from the streetscape and the neighbouring properties.

These proposed alterations to the front garden would be minimal, have no impact on the setting of the conservation area and would therefore preserve the character of the Redington Froggnal

Conservation Area, the living conditions of neighbouring occupiers and additionally increase the waste storage for residents.

The proposals therefore meet the statutory duties of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF (2019) and Camden Local Plan policy D2.

Conclusion

In light of the above assessment, it is considered that the proposals to improve the waste storage facilities at 10 Langland Gardens fully accord with the Development Plan and are entirely acceptable in design, amenity, biodiversity and waste terms. We therefore consider that planning permission should be granted accordingly.

We look forward to validation of the application, shortly. In advance of this, if you have any queries, please contact Max Cartwright of this office on 0207 087 5451.

Yours faithfully

Jones Lang LaSalle Limited

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Encs.