

Application ref: 2020/0424/P
Contact: David Peres Da Costa
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Date: 7 May 2020

Development Management
Regeneration and Planning
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Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Land at Kiln Place Estate
comprising land adjacent to junction of Grafton road and Kiln Place
land adjacent to Kiln Place to south of playground
and land between Kiln Place and Meru Close.**

Proposal:

Installation of 4 x refuse stores (east of 97-104 Kiln Place; adjacent to Unit 4 Kiln Place; and 2 close to junction between Kiln Place and Grafton Road) and 2 x cycle stores (bikehangers) to the south east of playground, and associated works.

Drawing Nos: Bikehanger product brochure; metroSTOR PBM Bin Storage Units (660L-1280L Waste & Recycling Bins) product specification; Mini Bikehangar product details; 57193-: 11 rev 0; 12 rev 0; 13 rev 0; 14 rev 0; Waste Strategy Kiln Place - 27th April 2020 including appendices; Kiln Place refuse strategy Rev J 19 12 19; metroSTOR PBE Bin Screen System; Arboricultural Method Statement prepared by Tree Aware UK dated 3rd of December 2019; Arboriculture Impact Assessment prepared by Tree Aware UK dated 03/12/2019; 116_P_00X FP Rev B; 116_P_01P FP Rev B; 116_P_01X FP Rev A; 116_E_16 FP Rev B; 116_E_17 FP Rev B; 116_L_002 FP Rev B; 116_L_002X FP Rev C; Cover letter prepared by Quod dated 21 April 2020

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:

Bikehanger product brochure; metroSTOR PBM Bin Storage Units (660L-1280L Waste & Recycling Bins) product specification; Mini Bikehangar product details; 57193-: 11 rev 0; 12 rev 0; 13 rev 0; 14 rev 0; Waste Strategy Kiln Place - 27th April 2020 including appendices; Kiln Place refuse strategy Rev J 19 12 19; metroSTOR PBE Bin Screen System; Arboricultural Method Statement prepared by Tree Aware UK dated 3rd of December 2019; Arboriculture Impact Assessment prepared by Tree Aware UK dated 03/12/2019; 116_P_00X FP Rev B; 116_P_01P FP Rev B; 116_P_01X FP Rev A; 116_E_16 FP Rev B; 116_E_17 FP Rev B; 116_L_002 FP Rev B; 116_L_002X FP Rev C; Cover letter prepared by Quod dated 21 April 2020

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

- 3 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement by Tree Aware UK Ltd dated 3rd December 2019. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The secure and covered cycle storage area for 10 cycles hereby approved shall be provided in its entirety prior to the first occupation of the units approved under 2014/6697/P dated 31/03/2015, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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.

- 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).

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



Daniel Pope
Chief Planning Officer