

Application ref: 2020/1717/P
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Date: 24 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

16 St Alban's Road
London
NW5 1RD

Proposal:

Erection of waste and cycle stores and replacement of front garden boundary treatment
Drawing Nos: 1992-: 01, 02, 13, 15B, 17B, 18B, 19B, 20, 21A, 23, 25A, 27, 28A & 29A

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 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: 1992-: 01, 02, 13, 15B, 17B, 18B, 19B, 20, 21A, 23, 25A, 27, 28A & 29A.

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 Reasons for granting permission.

The property at present has a poor quality picket fence fronting the street which will be replaced with a dwarf wall with pillars, with a picket fence above. The dwarf wall would be constructed in red brick to match the existing building, and the picket fence would be constructed in oak. A vehicular gate would be installed to replace the existing vehicular gate accessed by the existing dropped kerb. The proposal would not result in an increased level of parking, nor would it vary the existing situation so that the altered forecourt parking is considered to be acceptable.

The proposal has been amended since its original submission to reduce the height of the front fence to 1.1m to reflect adjoining front boundary wall heights. The design of the front boundary treatment is now considered to be acceptable in terms of height, scale and design and it would be constructed in good quality materials which would serve to preserve the character and appearance of the streetscene and conservation area. On this basis, the front boundary treatment is considered to be acceptable.

A cycle and waste store would be located in the front curtilage of the property. Whilst not always desirable within a visible front garden in a conservation area, it would be discreetly sited against the side boundary, with a height of 1.5m (in line with the existing side boundary fence), constructed in matching red brick with open natural oak framework. It is also noted that at present the bins are stored adjacent to the front boundary in full view of the property. Given the siting, scale, design and material finish of the cycle and waste store, it is considered to have a neutral impact on the character and appearance of the property and surrounding conservation area.

Overall the alterations would preserve the character and appearance of the conservation area. 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 any 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).

- 3 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.
- 4 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment