

Application ref: 2020/2643/P
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Oculus Architects Ltd
16 Tryfan Close
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Albert Terrace Mews
London
NW1 7TA

Proposal: Details of bin storage doors required by condition 4 of planning permission 2019/2034/P dated 30/10/2019 (for infill of side undercroft to form store; extension of front entrance to enclose existing glazed canopy; formation of new front bin stores and boundary treatment).

Drawing Nos: 450-105 Rev. A.

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

Informative(s):

1 Reason for approving details:

Details of the bin storage doors required by condition 4 of planning permission 2019/2034/P dated 30/10/2019 have been submitted.

The approved scheme showed the bin storage doors opening outwards over the pavement, which was not acceptable in terms of pedestrian safety. As

such, condition 4 was added to ensure that details of the bin storage doors were submitted and approved in writing before implementation.

The submitted details show that the bin storage would have sliding doors to the front and the top-hung doors above which would open away from the highway by external grade gas lift struts. A storage area with sliding doors beneath the adjacent planter has also been included in the drawings. This has been proposed to screen the gas and electric meters, which would be located in the void beneath the approved planter and would require their own non-combustible enclosures fixed to the wall. This is considered acceptable in terms of design.

Following negotiation with the planning officer, the proposed details have been revised to reduce the depth of the bin storage to bring it in line with the depth of the planter storage. The height of the bin store and planter has also been reduced from that of the approved drawings so that it is not larger than necessary for the bins required to be stored there. This is considered to be an improvement to the design of the stores and to the appearance of the front of the building and is welcomed.

Overall, it is considered that the proposed sliding and top-hung doors would not be harmful to pedestrian safety, in accordance with the objectives of the condition. The condition can therefore be discharged.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the submitted details are considered acceptable and are in accordance with policies D1, D2 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/2034/P granted on 30/10/2019 which need details to be submitted, have been approved.

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
Director of Economy, Regeneration and Investment