

Application ref: 2020/1361/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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MEP  
33d Powis Square  
London  
W11 2AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**9 Bracknell Gardens  
London  
NW3 7EE**

Proposal:

Alterations to the existing boundary treatment including replacement of side boundary hedge with fence, erection of bin stores with a green roof, and raising in height of front garden wall and piers.

Drawing Nos: Design and Access Statement; Site Plan; Site Location Map; 9BG-001C; 9BG-002C; 9BG-003B; 9BG-004.

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 boundaries, 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- 9BG-001C; 9BG-002C; 9BG-003B; 9BG-004

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

#### Informative(s):

- 1 Reasons for granting permission.

It is noted that an identical proposal was previously granted planning permission on 20th May 2016, reference 2016/1343/P; however this permission has now lapsed so this new application is effectively for a renewal of it. Circumstances have not materially changed since that decision in terms of site context or local plan policies, despite the adoption of a new Local Plan on 1<sup>st</sup> June 2017.

The proposals to the front garden boundaries are considered acceptable alterations that would be sensitive to the character and appearance of the host building and this part of the Redington and Frogna Conservation Area. Although the installation of the boundary fence would involve removing a garden hedge, it is considered acceptable as the proposed fence would be softened with landscaping. The proposed height increase of the front boundary wall and gate posts would be proportionate to the host dwelling and correspond with neighbouring property boundaries. The proposed bin store would be timber clad with a green roof to soften its appearance. Furthermore, it would be mostly hidden behind the heightened garden wall. The proposal would be an improvement on multiple bins being stored on the adjacent garden path.

Due to the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The proposal is considered to 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.

No representations were received following public consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy BGI 2 of the Redington Frogna Neighbourhood Development Plan 2018. The proposed development also accords with the National Planning Policy Framework 2019.

- 2 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.
- 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 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



Daniel Pope

