

Application ref: 2020/4406/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 13 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mervyn Brown Associates Ltd.
F180 RIVERSIDE BUSINESS CENTRE
HALDANE PLACE
LONDON
SW18 4UQ
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Roebuck PH
15 Pond Street
London
NW3 2PN

Proposal: Erection of 2 x timber bin stores and access gates to rear yard.

Drawing Nos: OS Site map 1:1250, 2005/01, Design & Access Statement prepared by Mervyn Brown Associates Limited & Heritage Statement prepared by Mervyn Brown Associates Limited

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: OS Site map 1:1250, 2005/01, Design & Access Statement prepared by Mervyn Brown Associates Limited & Heritage Statement prepared by Mervyn Brown Associates Limited.

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

- 3 When not in use, the bin store doors must be kept closed and access road gate kept clear in order to maintain an unobstructed means of escape in an emergency situation.

Reason: In the interest of public safety in accordance with policy C5 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission:

The bins of the public house are currently stored in a side access road, however, with the redevelopment of the property to the rear of the site, clear access will be required. As such, relocation of the bins is required. The proposal would involve erecting two timber bin stores within the rear yard of the site and installing new access gates. These would be of an appropriate scale, siting and materials and are considered to be the least harmful solution to the new access and storage issue. It would not cause undue visual harm to the setting of the listed building, and would not block the side access road nor unduly impede fire escape access to users of the public house provided the bin store doors are kept closed and access road gate is kept clear.

The design, scale, siting and materials would generally be in keeping with what has been established within the rear yard of the public house and as such the character and appearance of the listed building and conservation area would remain preserved.

It is not considered there would be any significant detrimental impact to residential amenity. The access points to the subject property would remain as existing, no new views would be afforded and there would be no change in use. The stores and gates would be no higher than the existing boundary walls and as such are not considered to cause any significant harm to light or outlook beyond what has been established.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies D1, D2, C5 and A1 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the Publication London Plan 2020 and National Planning Policy Framework.

- 2 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).

- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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