

Application ref: 2019/5971/P
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Date: 13 January 2021

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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www.camden.gov.uk/planning

Akelius Residential Limited
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**24 & 26 Dennington Park Road
London
NW6 1BA**

Proposal:

Alterations to front boundary wall, erection of bin store in forecourt, erection of bike shelter in rear garden, plus various landscaping alterations to front and rear gardens (retrospective).

Drawing Nos: 24-26DPR - 11/09/2019 - EX 01 A, 24-26DPR - 11/09/2019 - PL 01 A, 24-26DPR - 20/10/2019 - EX 02A, 24-26DPR - 20/10/2019 - P 02 A, 24-26DPR - 11/09/2019 - EX 04, 24-26DPR - 11/09/2019 - PL 04 A, 24-26DPR - 28/08/2019 - EX 05, 24-26DPR - 28/08/2019 - PL 05, 24-26DPR - 11/09/2019 - PL 03

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: 24-26DPR - 11/09/2019 - EX 01 A, 24-26DPR - 11/09/2019 - PL 01 A, 24-26DPR - 20/10/2019 - EX 02A, 24-26DPR - 20/10/2019 - P 02 A, 24-26DPR - 11/09/2019 - EX 04, 24-26DPR - 11/09/2019 - PL 04 A, 24-26DPR - 28/08/2019 - EX 05, 24-26DPR - 28/08/2019 - PL 05, 24-26DPR - 11/09/2019 - PL 03

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations are considered to adequately remedy the harm caused by the unlawful works which have been carried on the subject site. The front boundary wall would appropriately revert back to an exposed brickwork finish and the newly installed incongruous timber trellising would be removed. This is considered to be more in keeping with the character and appearance of the street scene. The trellising that is to be retained would replace pre-existing trellising and as such would cause no further harm than what had been established. The timber bin store would be lowered in height in order to discreetly sit behind the front boundary wall without forming a visually obtrusive feature in the street scene.

Various landscaping alterations are proposed to the front and rear gardens. Although it is unfortunate that all soft landscaped garden space has been lost, it appears that the entire soft landscaped garden had been hard paved more than four years prior to the submission of this application. As such, the proposed landscaping alterations to both the front and rear gardens are not considered to cause more harm beyond what has been established. Generally the works are considered to be a minor improvement with the introduction of some planting and higher quality stonework.

The existing bike shelter in the rear garden would appropriately be reduced in height to be no higher than the existing boundary fence where it meets the fence. At its highest point it would be 2.2m high (approx. 0.35m above boundary fence), no higher than a typical garden shed. Given the number of residents which occupy the property, and the lack of storage space available internally and in the forecourt of the property, officers consider it appropriate to provide a bike shelter in the rear garden. As such, the proposed reduction in height is considered to be an appropriate solution as opposed to removing it in its entirety. After amendments, it is considered that the bike shelter would not cause undue harm to visual amenity.

Overall, the design, scale, siting and materials of the proposed works would generally be in keeping with what has been established previously at the host property and would not cause undue harm to the character and appearance of the terrace grouping and surrounding area.

- 2 It is considered there would be no detrimental impact to residential amenity. The rear bike shelter would not be high enough to cause any loss of light or

outlook to neighbouring residential windows. Likewise all other alterations would not involve any notable increase in mass to cause any harm to light or outlook beyond what has been established.

No objections were received prior to the determination of this application. 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 D1, A1 and T1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016, the Publication London Plan 2020 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.

5 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer