

Application ref: 2020/5182/P
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Date: 10 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Jo Cowen Architects
533 Kings Road
Chelsea
London SW10 0TZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
8 Lindfield Gardens
London
NW3 6PU

Proposal:

Alteration of existing driveway side wall and erection of new bin store enclosure in front garden

Drawing Nos: JCA-0693-0058-OS-LP, JCA-0693-0050-EP-SITE, JCA-0693-0052-EE-FR, JCA-0693-0051-EP-GF, JCA-0693-1052-PE-FR, 0693-sk210222-01, JCA-0693-1051-PP-GF, Design and Access Statement.

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 boundary walls, 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: JCA-0693-0058-OS-LP, JCA-0693-0050-EP-SITE, JCA-0693-0052-EE-FR, JCA-0693-0051-EP-GF, JCA-0693-1052-PE-FR, 0693-sk210222-01, JCA-0693-1051-PP-GF, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks planning permission for alteration to the existing driveway, by removing the existing retaining wall and rebuilding it pushed back between 0.90m-2m from the current location. This is to accommodate a new bin store with timber doors and a capacity for 13 standard bins to serve flats 1-5 at 8 Lindfield Gardens.

The bin store would run along the new wall on a slope down to street level from the front elevation. The proposed bin store would provide improved security, accessibility and enclosure from animals and the elements. The front first landing of the property would no longer be blocked by the existing bins and the insertion of the new bin store would improve the accessibility and appearance of the property. The proposed bin store, in terms of the design, size, scale, location and materials, is considered to be appropriate and would respect the setting of the host and neighbouring properties and the streetscene. The timber materials and new hedge screen planted behind would help blend in the enclosure with the front garden landscape. The scheme is considered to preserve the character and appearance of the conservation area.

The original proposed plan involved alteration to the front vehicle crossover and pushin back the front wall pillar. This has now been omitted from the plans and the crossover would remain as existing and only the pillar would be pushed back by 0.45m which is a modest depth and would be considered acceptable as it would still be able to screen the bin store from the street view.

There are no amenity concerns in terms of loss of privacy, light or outlook given the minor nature of the proposal. No impacts would be had on any parking spaces, vehicle crossovers or existing trees.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and 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 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.

- 4 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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer