

Application ref: 2020/4883/P
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Date: 23 June 2021

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

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www.camden.gov.uk/planning

Belsize Architects
48 Parkhill Road
London
NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22 Acol Road
London
NW6 3AG

Proposal:
Erection of a timber bin enclosure to front garden.
Drawing Nos: Site Location Plan 22AR/SLP100, 22AR/S100, 22AR/P100A,
22AR/S200, 22AR/P200A, 22AR/SP101A, 22AR/SP201, 22AR/P400, 22AR/P401.
Design and Access Statement (Rev A May 2021).

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 building, 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 policy 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: Site Location Plan 22AR/SLP100, 22AR/S100, 22AR/P100A, 22AR/S200, 22AR/P200A, 22AR/SP101A, 22AR/SP201, 22AR/P400, 22AR/P401. Design and Access Statement (Rev A May 2021).

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

Informative(s):

- 1 Reasons for granting permission:

The host property is a former single dwelling which has been split into three separate residential units under previous consents. This application seeks to consolidate the refuse storage and collection requirements for all three flats within a modest timber storage area in terms of scale and projection.

The existing front elevation boundary has a dwarf brick wall with hedges growing behind the wall. The proposed structure would be located in the communal front garden space, adjacent to the existing entrance into the site from the public pavement. With the retention of the existing hedging the proposed refuse store would not be noticeable and there would be no harmful change to the streetscene.

The development is considered to be acceptable in terms of scale, design and materials and would be in keeping with the character and appearance of this part of the South Hampstead Conservation Area. The Council Conservation Officer was consulted on the proposal and raised no objection. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The Council Trees and Landscape Officer raised no objection, however welcomed the proposal to instate new hedges around the perimeter of the new storage area.

In terms of impact on neighbouring amenity, the proposal due to its nature, scale and location, is not considered to result in harm in terms of loss of light, outlook, privacy to the neighbouring occupiers.

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

As such, the proposal is in general accordance with Policies A1, D1, D2 and CC5 of the Camden Local Plan 2017. The proposed development also

accords with the policies of the London Plan 2021 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 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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
Chief Planning Officer