

Application ref: 2021/2239/P
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Gary Hodes
10A Grosvenor Gardens
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N10 3TB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 A Estelle Road
London
NW3 2JX**

Proposal:

Approval of details pursuant to condition 4 (waste storage details) of planning permission 2008/0582/P allowed on appeal (ref: APP/X5210/A/08/2090295 - 11/05/2009) for 'Erection of a 3-storey dwelling house (Class C3) over existing access to Hodes Row'

Drawing Nos: Outdoor Double Wheelie Rubbish Bin Store Cover Recycling Storage Unit , Site PAn 182/P00 D

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for approval of details :

Condition 4 of 2008/0582/P (the erection of a 3-storey dwelling over the access to Hodes Row) allowed on appeal requires details of the location, design and method of waste storage including recycled materials to be submitted to and approved in writing by the local planning authority.

Application 2017/2353/P, approved on 27/07/2017, included a timber panelled

bin store at the front of the property adjacent to the northern boundary with 1 Estelle Road. The bin store was 1.56m by 0.98m and 1.87m high. It had space for a 140l wheelie bin for refuse, recycling box and kitchen waste caddy.

A subsequent application (2020/3855/P) which included a plastic (polypropylene) store was refused on 14/04/2021. It had capacity for two 240L wheelie bins. The reason for refusal was 'The proposed bin store, by reason of its materials, would create an incongruous addition to the front courtyard, harming the character and appearance of the host property, streetscene and the conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017'.

The current proposal is for a 1.5m wide, 1.22m high, 0.92m deep slatted timber store. The applicant has shown that there would be space for a 120L refuse bin, 2 x 390mm wide recycling bins and food caddy on top.

The proposed store would have sufficient space for the waste and recycling output of the house and, with its timber construction, it would not harm the appearance of the site, the streetscene or the character or appearance of the Mansfield Conservation Area.

As such, the proposed development is in general accordance with policies A1, D1, D2 and CC5 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 2021.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer