

Application ref: 2021/2125/P
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Date: 24 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Janet Velliades
16 Wedderburn Road
London
NW3 5QG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**16 Wedderburn Road
London
NW3 5QG**

Proposal: Erection of new bin store behind an existing front garden wall

Drawing Nos: A16323PA-001, A16323PA-002, A16323PA-003, A16323PA-101 Rev A, A16323PA-102 Rev A, A16323PA-103 Rev A, Design & Access Planning and Heritage 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 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: A16323PA-001, A16323PA-002, A16323PA-003, A16323PA-101 Rev A, A16323PA-102 Rev A, A16323PA-103 Rev A, Design & Access Planning and Heritage 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 an appropriate storage solution for the waste bins of the 6 flats within 16 Wedderburn Road. The front section of raised patio in the front garden is to be removed and lowered down to the same ground level to match the front entrance gate area. A new drain area with non-slip tiles will be created to accommodate the 8 240L bins comfortably, the area would be well enclosed with a new retaining wall structure at the side and rear which would match the existing, the front wall is to be fully retained and not altered. The new 240L bins and small food waste bins would be easily able to be wheeled and taken out and back in off the street.

The proposed bin store would provide improved security, accessibility and enclosure from animals, pedestrians and the elements. The front first stairs landing to 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 scheme is considered to preserve the character and appearance of the conservation area.

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 2021.

- 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, 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 2021.

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