

Application ref: 2021/2781/P
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Date: 11 November 2021

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

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www.camden.gov.uk/planning

59 Lonsdale Road
Queen's Park
London
NW6 6RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Steele's Road
London
NW3 4RE

Proposal: Erection of timber bin store in front forecourt.

Drawing Nos: Site location plan A0.1 Rev 3; Proposed plans A1.1 rev 3; Proposed East Elevation A2.5 rev3; Existing & Proposed Front elevation A2.6 Rev 3; Proposed Shed Details A4.0 rev 3.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 :

Site location plan A0.1 Rev 3; Proposed plans A1.1 rev 3; Proposed East

Elevation A2.5 rev3; Existing & Proposed Front elevation A2.6 Rev 3;
Proposed Shed Details A4.0 rev 3.

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

Informatives:

1 Reasons for granting permission.

The timber clad bin store would be 1.1m tall and present a 0.7m wide end to the front pavement from within the open front forecourt, which is hard paved. It would be set back behind the pillar on the party boundary wall with 30 Steeles Road in a position which is typical of such structures.. The dimensions and materials of the bin store are also characteristic of many bin stores. The application follows a recent approval which included new works of soft landscaping to the forecourt and so the addition would be partially offset by additional greening of the front area. Overall it would be a modest and acceptable insertion in the the front garden area, causing no harm to the Eton Conservation Area.

By virtue of its size and location it would cause no harm to neighbouring amenity in respect of impact on daylight, sunlight or outlook. The erection of a front wall which formed part of the original submission was removed following officers concerns about its height and potential impact of footings on the nearby street tree.

The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1 (amenity), A3 (biodiversity) and D2 (heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 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, 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 (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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer