

Application ref: 2021/5817/P
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Date: 8 February 2022

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Jemila Twinch
18 Dartmouth Park Avenue
London
NW5 1JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**18 Dartmouth Park Avenue
London
NW5 1JN**

Proposal:

Installation of new cycle and refuse stores in front garden.

Drawing Nos: Site Plan, Location Plan, OOBB-GA200-01, OOBB-GA200-01 A, OOBB-GA100-03, 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Location Plan, OOBB-GA200-01, OOBB-GA200-01 A, OOBB-GA100-03, 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 is for the erection of a new cycle store and refuse store in the front garden. The storage boxes would be constructed with weathered Corten-style steel with a green roof.

The stores would be located in the front garden behind the existing front brick wall but would be higher than the wall. Planting would be added on top of the wall in order to screen the stores. The weathered steel material would darken over time to a dark brown colour designed to match the colour of brick. The proposal would measure 1.7m high, 0.9m deep and 5m wide. The front garden is generously sized and an acceptable amount of amenity space will be retained. The structures would not appear overly bulky in the streetscene. The proposed size, materials and design are considered acceptable.

The provision of a green roof accords with Camden Planning Guidance Home Improvements 2021. Details of the green roof have been submitted by the applicant and are considered acceptable and welcome in enhancing biodiversity. There is a mature bay tree located within the front garden but the proposal will not impact on the tree or its roots.

The proposal is considered to preserve the character and appearance of the streetscene and conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 and T1 of the Camden Local Plan 2017 and policy DC3 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with 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