

Application ref: 2021/5599/P  
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Date: 17 March 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Paolo and Shira Ferrari  
14  
Mackeson Road  
London  
NW3 2LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**14 Mackeson Road  
London  
NW3 2LT**

Proposal:

Erection of a cycle store within the front garden and installation of new railings and gate.  
Drawing Nos: EX01; EX02; P01b and Design and Access Statement dated December 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 The development hereby permitted shall be carried out in accordance with the following approved plans: EX01; EX02; P01b and Design and Access Statement dated December 2021.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of a new cycle store, new gate with metal railings all to the front elevation. The proposed cycle store would be constructed in timber and new metal railings would be surmounted on the existing boundary wall along the front boundary wall with a metal gate. The proposed alteration to the front boundary as revised is considered acceptable. Moreover, it is proposed to plant a hedge along the street frontage which would be a welcomed addition. The design and materials are also considered to be sympathetic to the character of the host building and surrounding area.

The proposed cycle store would be located in the front garden behind existing brick wall where new railings are proposed. However, the proposed cycle store as revised would measure 1.0m high, 1.1m wide and 2.6m at its deepest point and the planting of the new hedge would soften the appearance of railings and the cycle store. Given the limited views, the proposed cycle store would not appear overly bulky in the streetscene.

The proposal is considered to preserve the character and appearance of the streetscene and wider Mansfield 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.

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

The Mansfield CAAC objected to the height of 1.3m and would like this to be reduced to 1.1m, the application was revised and Mansfield CAAC was reconsulted and has withdrawn the objection. 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. 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 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](http://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.

- 4 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.

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