

Application ref: 2022/0981/P
Contact: Edward Hodgson
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Date: 10 June 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Catherine Lee Architecture & Interiors
15
South Hill Park
LONDON
NW3 2ST
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Agincourt Road
London
Camden
NW3 2PD

Proposal:
Erection of a timber clad bike store to the front garden
Drawing Nos: Site Location Plan CYN/A100, CYN/A101, CYN/B101, Design and
Access Statement (prepared by Catherine Lee Architecture dated 11/03/2022)

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 Location Plan CYN/A100, CYN/A101, CYN/B101, Design and Access Statement (prepared by Catherine Lee Architecture dated 11/03/2022)

Reason:

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

Informative(s):

1 Reasons for granting permission.

The proposal seeks to erect a timber bike store in the front garden. The store would be located adjacent to the boundary with no. 6.

The store would be small scale and largely concealed by plant screening from the hedges in planters. Although it would be visible from the public realm, it is not considered to cause harm to the appearance of the conservation area. An acceptable amount of front garden space would be retained. The cedar panel finish is considered acceptable in the context of the front garden. The proposal is therefore considered acceptable in terms of size, design and materials.

The proposal would provide secure cycle parking facilities in accordance with policy T1 of the Camden Local Plan 2017.

The proposals have been reviewed by the Council's Transport and Conservation Teams who have raised no objections.

The proposal is considered to preserve the character and appearance of the 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 due to its small scale and screening.

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. One comment was received by the Mansfield Conservation Advisory Committee stating that the proposal is modest and the planter boxes should not be over 1m in height and the proximity to the window cill may be an issue. Any security concerns resulting from the proximity to the window cill are not considered to be a planning consideration in this instance.

As such, the proposed development is in general accordance with policies A1, 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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