

Application ref: 2020/5109/P
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JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
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SE1 7FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**110 Greencroft Gardens
London
NW6 3PH**

Proposal:

Variation of condition 3 (approved drawings) and variation of condition 4 (cycle storage details) of planning permission 2018/5981/P dated 20/08/2019 for the 'Installation of dormer to front roof and 2 rooflights; 2 new HMO rooms at ground & third floor; erection of a bin store to front garden; reorganisation of layouts on all floors', namely to allow amendment to soft and hard landscaping, installation of lattice bin enclosure to front, installation of lattice fences and cycle store to rear garden and alterations to ground floor rear elevation.

Drawing Nos: 40068.002 RevK, 40068.001 RevK, 40068.416 RevL part 1, 40068.416 RevL part 2, GG-09/10/2017-TSE 01; GG-09/10/2017-P 01; GG-09/10/2017-P02; GG - 09/10/2017 - EV 01; GG - 09/10/2017 - EV 02; GG - 09/10/2017 - EV 03; 40068.010; GG-06/11/2018-PL 02-D; GG - 06/11/2018 - PEV-01; GG - 06/11/2018 - PEV 03; GG - 04/12/2018 - DET 02; GG - 26/07/2019 - PL 100; GG - 26/07/2019 - PL 101, 40068.010 RevJ.

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 the original planning permission ref 2018/5981/P dated 20/08/2019.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 Prior to first occupation of any of the new units hereby approved, the cycle storage area for 18 cycles shall be fully implemented in accordance with the details hereby approved. The facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans- 40068.002 RevK, 40068.001 RevK, 40068.416 RevL part 1, 40068.416 RevL part 2, GG-09/10/2017-TSE 01; GG-09/10/2017-P 01; GG-09/10/2017-P02; GG - 09/10/2017 - EV 01; GG - 09/10/2017 - EV 02; GG - 09/10/2017 - EV 03; 40068.010; GG-06/11/2018-PL 02-D; GG - 06/11/2018 - PEV-01; GG - 06/11/2018 - PEV 03; GG - 04/12/2018 - DET 02; GG - 26/07/2019 - PL 100; GG - 26/07/2019 - PL 101, 40068.010 RevJ.

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

Informative(s):

- 1 Reason for granting approval-

Alterations to the waste storage in the front fourcourt will include replacing the previously approved seven refuse bins with three Euro bins stored within a lattice fence which result in a smaller footprint. The timber lattice enclosure would be an appropriate material and a visual improvement to the plastic Euro bins. The lattice timber enclosure would screen the bins and have a subordinate and utilitarian appearance. The replacement of the small section of a non-original tiled front entrance with sandstone paving is acceptable as it would respond to the brick colour of the host building. The addition of a wooden door to the side passage would not have a material impact on the appearance of the building.

The replacement of the previously approved rear bin store with a cycle store is

acceptable in design terms. The bike store is a lightweight timber structure located away from the adjoining boundary wall. The proposal also includes 2 new private amenity spaces for Nos. 2 and 5, enclosed by 1.7m lattice fences; these are relatively minor alterations which would not have a harmful impact on the appearance of the building or conservation area. There would be an increase in soft landscaping across the site which is welcomed.

The lean-to glazed extension would be removed and the rear closet wing would have a minor extension in order to square off the rear elevation. The fenestration for the ground floor rear would also change with the installation of French doors. These alterations would rationalise the appearance of the rear and the revised extension would continue to be subordinate in size and bulk.

The revised proposal is not considered to result in harm to the character or appearance of the host building, streetscene or the South Hampstead Conservation Area.

The plans now provide details of the bike store providing 18 bicycles in 9 Sheffield stands, as required by condition 4 of the 2018 permission. The Council's highways team consider this to be acceptable. Condition 4 is revised to secure the provision of this cycle storage. The cycle store would be located to the rear garden and be covered, secure and accessible for residents in accordance with policy T1.

Bedsits 3 and 18 will continue to be car-free, secured by a s106 legal agreement as per the original parent permission.

The revised 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 D1, D2, A1, H3, H7, H10, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2019.

- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Re>

quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319
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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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).

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