

Application ref: 2021/3613/P
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Date: 1 September 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

Peter Beardsley
160a Stapleton Hall Road
Stroud Green
London
N4 4QJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
59 Eton Avenue
London
NW3 3ET

Proposal:

Installation of vertical cycle racks with canopy above and metal gate to side recess at lower ground level; alterations to front garden to include new steps and handrails.

Drawing Nos: ETN2-LD-001; ETN2-LD-103; ETN2-LD-104; ETN2-LD-105; ETN2-LD-100; ETN2-LD-101 Rev: A; ETN2-LD-102 Rev: A; Design and Access Statement Rev A 22 April 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

ETN2-LD-001; ETN2-LD-103; ETN2-LD-104; ETN2-LD-105; ETN2-LD-100;
ETN2-LD-101 Rev: A; ETN2-LD-102 Rev: A; Design and Access Statement
Rev A 22 April 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.

- 4 Notwithstanding the approved drawings, the canopy over the cycle racks should be made of zinc.

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 application building has a stepped front garden with soft landscaping in between the steps and in front of the front/side lightwell. The proposal would include some informal paving slabs of York Stone on the stepped soft landscape, new steps to the northeast corner of the plot, and simple black railing in front of the lightwell. The vertical faces of the lightwell steps are faced and topped with uneven concrete paving slabs. The proposal would replace these with brick retaining walls to match existing. The proposed alterations would fit in with the existing soft landscaping and maintain the character and appearance of the host building as seen from the street.

The proposed vertical cycle racks, Topeak, would be located to the north-east side of the property behind a new metal gate, and fit within the height of the existing party wall. The racks would be made of metal and provide cycle space for 4 bicycles. Above the racks a small canopy is proposed to be made of zinc which is acceptable.

The proposed gate in front of the cycle rack would have a simple design and be made of metal, which is consistent with the character of the building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

Due to their location at the lower level of the stepped front garden, the proposed gate and cycle racks would be screened from streetscene views, and they would therefore preserve the character and appearance of the host building and streetscene.

The proposed cycle rack would fit within the height of the party wall, with no impact on neighbouring amenity. The other elements of the proposals, due to their nature would not result in harm to the neighbouring amenity in terms of loss of light, outlook or overlooking.

No objections were received prior 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, D1, D2 and T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

<https://www.gov.uk/appeal-planning-decision>.

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