

## Bin Store - Planning Statement

Planning Application at:

1 Primrose Gardens  
London  
NW3 4UJ

Ref:

Dated: Oct 2022

## 1.0 Introduction and site assessment

1.1 This Statement has been prepared by H.B Surveyors and Valuers on behalf of the residents of 1 Primrose Gardens (the **Applicant and site**).

1.2 The site falls within the City of Camden (the Council).



1.3 The Site is a four storey building of 4.no flats in Primrose Gardens in Camden, with a painted London clay stock masonry front elevation. At the front is a basement flat situated in a lightwell and a street level boundary wall with steps leading to the ground level front door. To the far right hand side of the front elevation is a small separate gated enclosure which houses a bin store area and structure. The proposal is to replace the existing bin store with a more suitable and modern structure.



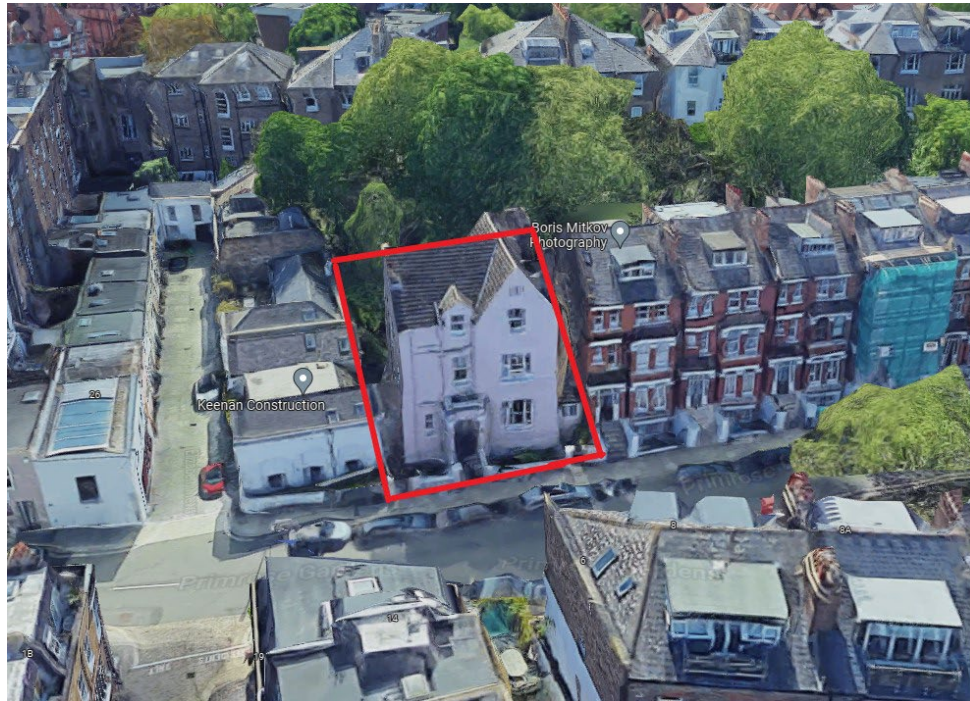
1.4 The site is not listed, but is located within the Belsize Park Conservation Area.

1.5 The existing bin store is dated, tired and nearing its end of life. A revamp of this area will enhance the overall appearance of the host property and enhance the Belsize Park Conservation Area within which the site sits.

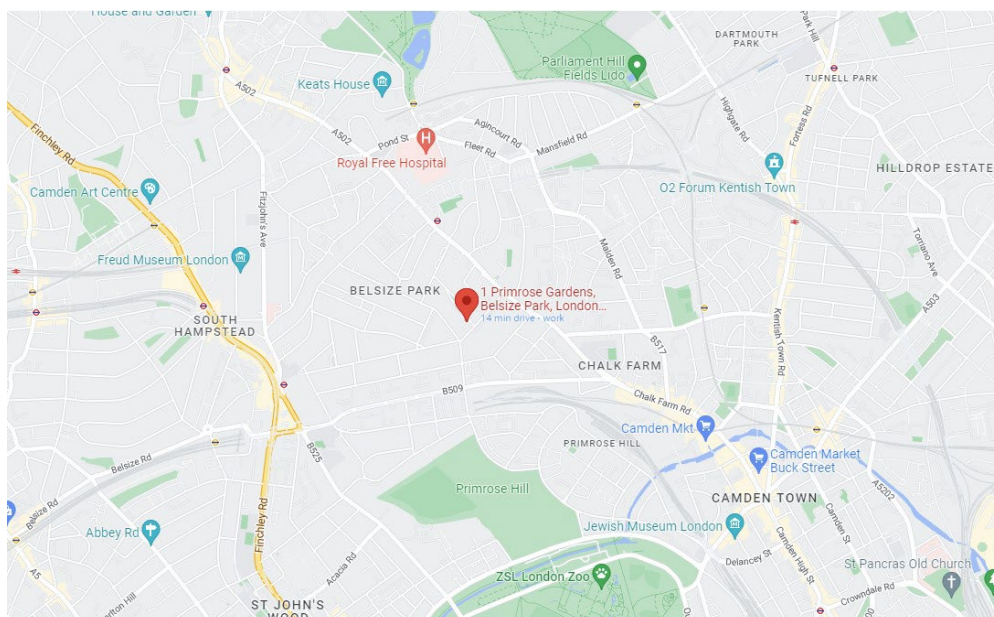


## 2.0 Description of the site and surrounding area

2.1 The building is an old Victorian school house, converted into 4 flats. The building positively contributes to the character of the area and the Belsize Park conversation area.



2.4 Primrose Gardens lies in the Belsize Park conversation area and in the borough of Camden.



### **3.0 Planning History**

3.1 The site has been subject to several historical planning applications. A summary of the most relevant applications is provided below:

Ref: No: 2013/1043/P

Dated: 15-03-2013

Title: Replacement of door and windows at rear elevation with metal framed glazed folding doors to existing residential flat (Class C3)

The application was permitted on 02-05-2013. It makes alterations to update the previous doors and windows with folding metal doors in flat 1.

Ref: No: 2018/1399/P

Dated: 23-03-2018

Title: Erection of single storey rear extension with green roof and installation of new rear window to existing two storey side addition to lower ground floor flat.

The application was permitted on 13-06-2018. It was for the formation of a single story extension to the rear of flat A.

Ref: No: 2019/2748/P

Dated: 30-07-2019

Title: Installation of timber framed double glazed sash windows to top floor flat.

The application was permitted on 06-09-2019. It was for the upgrade of doors and windows in flat D, to double glazed sash units.

Ref: No: PP-11402154

Dated: 19-07-2022

Title: Front elevation colour change

At time of writing, the application is pending a decision. The application seeks to change the colour of the front painted masonry elevation from light ink to a more neutral off white colour.

#### 4.0 The Proposed Development

4.1 The existing bin store is flanked on the street side by a rendered masonry wall. The store sits on a concrete slab, the access side of the enclosure has an exposed concrete screed finish. The internal intermediate bin store walls are formed in red masonry which are fronted with white painted timber frame which forms the door frames. The doors are formed in black painted slatted timber with simple bolt latches. The roof is a concrete slab and the top has a number of planters, with a front facing timber fascia panel.

Each bin compartment houses council bins. Smaller council food bins are also littered in the small access area, these do not fit in the existing bin store compartments.

The area is dated, worn and there is no consistent style. The area is not fit for purpose as the existing compartments do not have enough space to contain the council food bins.







4.2 This application seeks approval to refurbishment the entire bin store enclosure, by demolishing the existing bin store and replacing it with a more attractive and functional unit, fitting stone tiles to the access area and repairing and redecorating all other surfaces.

The structure of the bin store will be formed in lightly coloured venetian fence style, this applies to the internal intermediate walls, the outer walls and framing along with the doors. An indicative image of the material appearance is shown below.

The roof will be formed in a slightly pitched EPDM waterproof finish. There will be four compartments. Three of which will house large council bins. The final compartment will be split into two and will house two council food bins. The access surface will be tiled with grey paving stones similar in appearance to the image below.



The street side rendered masonry wall, coping stones, metal gate, metal balustrades and all parts of the buildings boundary walls will be retained and un-touched.

This revised scheme will achieve a consistent and more modern aesthetic, which will be in keeping with the character of the building and area.

4.3 The aim of the scheme is to bring the appearance of the bin store up to date making it and the buildings more attractive, which will contribute to the general amenity of the area. The existing unit is nearing the end of its life and requires replacement and needs to be replaced with a more functional unit which can store council food bins.

## 5.0 Planning Policy

5.1 The relevant planning policy framework comprises the following.

- National Planning Policy Framework (NPPF) (2019)
- The Planning (Listed Building and Conservation Areas) Act 1990
- The London Plan (2021)
- Camden Local Plan (2017)
- Historic England Guidance - The Setting of Heritage Assets (2017)
- Supplementary Planning Guidance -Development and Demolition in Conservation Areas (1996)



- Supplementary Planning Guidance - Design Matters (2001)
- Supplementary Planning Guidance - Conservation Area Statement Belsize (2008)

## **6.0 Planning Assessment**

6.1 Policy 38 of the City Plan requires new development to incorporate exemplary standards of high quality, sustainable and inclusive urban design. When providing details on this general principle, Part B of this policy states that developments should (in part) have regard to:

- *the character and appearance of the existing area, adjacent buildings and heritage assets, the spaces around and between them and the pattern and grain of existing streets, squares, mews and passageways;*
- *materials, building lines, scale, orientation, access, definition, surface treatment, height and massing;*

## **7.0 ACCESS STATEMENT**

7.1 Access to the site is from the front Primrose Gardens road side.

7.2 Belsize Park and Swiss Cottage stations are equidistant to the building.

7.3 The provision for vehicle parking to the property is unaffected by the proposal. The proposals do not affect access for Emergency vehicles etc.

7.4 The applicant believes that the above statements and material contained with the application and drawings satisfactorily address the Local Requirements of the Planning Authority and National Requirements

## **8.0 Summary and Conclusion**

8.1 The Site comprises a former Victorian school house of four flats. It is not listed and is located within the Belsize Park Conservation Area.

8.2 The existing enclosure is dated, nearing its end of life and is generally deteriorated and in a poor condition. The proposal brings the aesthetic up to date whilst improving the functionality of the space and making it more attractive.

In addition to the previous application which seeks to redecorate and change the colour of the front elevation, this application proposes to bring the front elevation to an appearance which is in keeping with the amenity of the area.

8.3 This statement accompanies a planning application for the replacement of the front external bin storage enclosure at 1 Primrose Gardens.

8.4 For the reasons set out in this Statement and supporting documents, we respectfully ask that this planning application is granted consent.