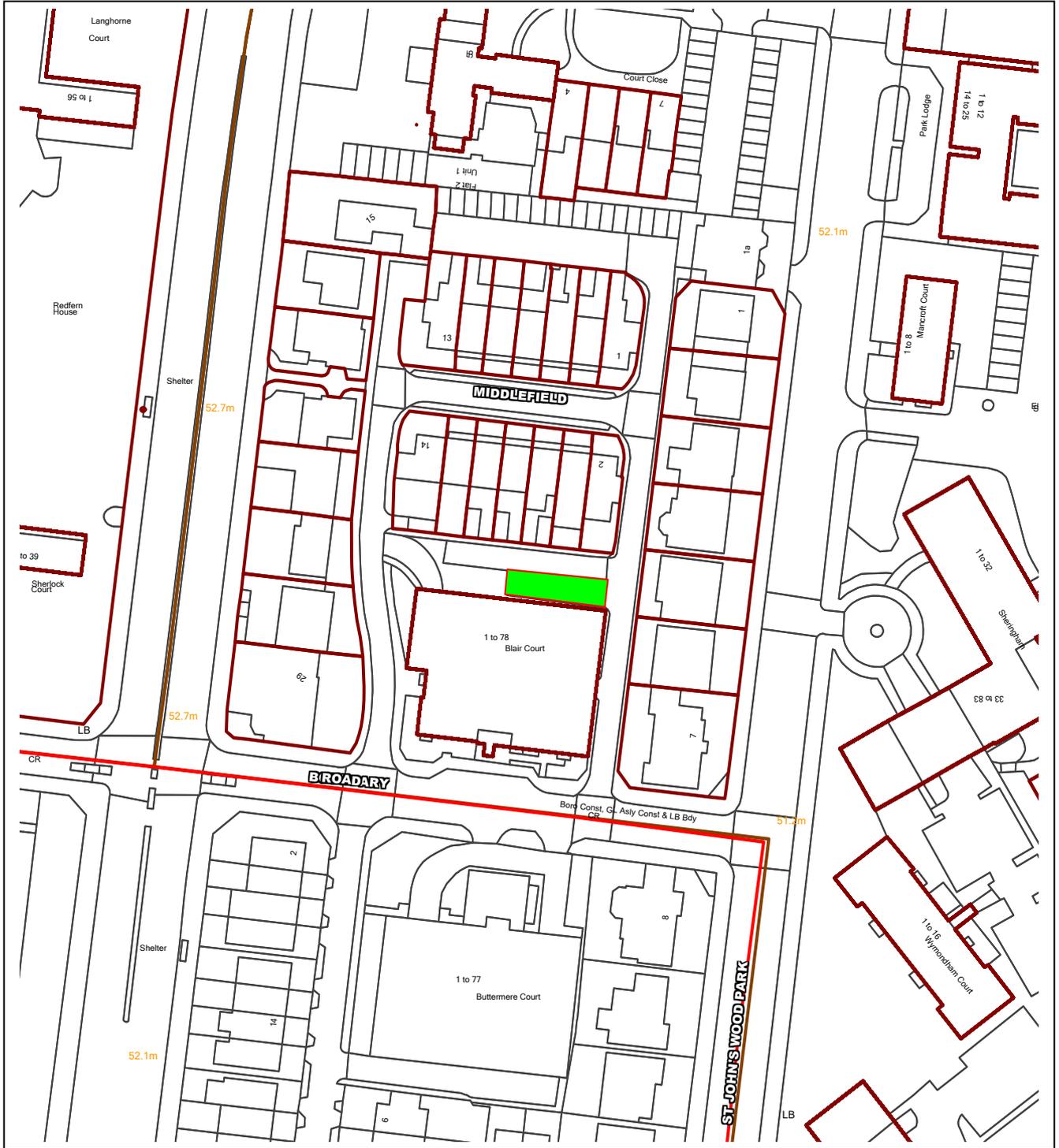


2025/0084/P

Blair Court, 2 Boundary Road



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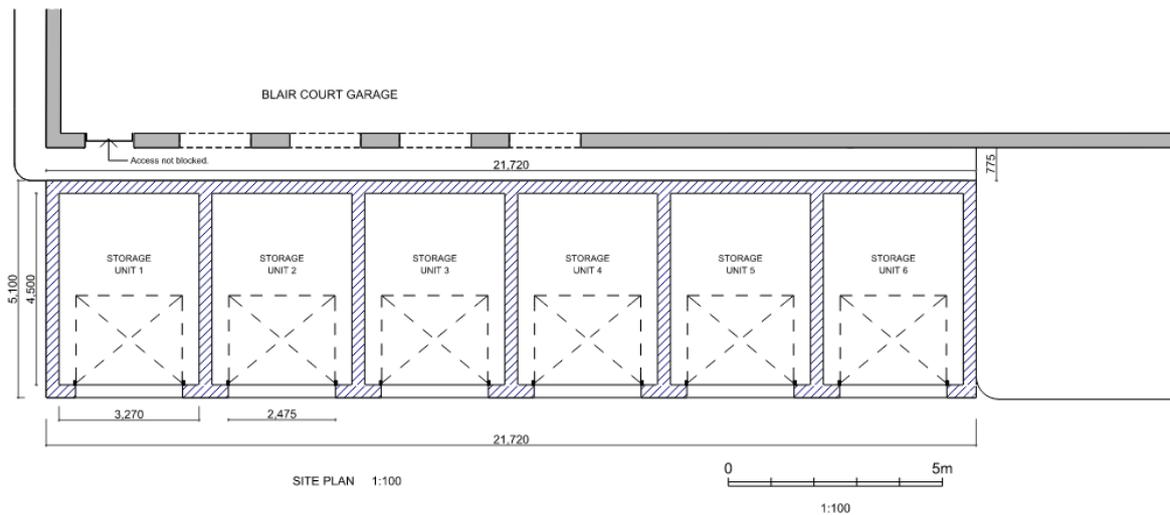
2025/0084/P

Blair Court, 2 Boundary Road
Photos and Plans



LOCATION PLAN 1:1250

1. Site plan showing proposed building outlined in red



SITE PLAN 1:100

1:100

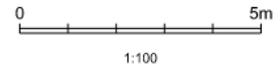
2. Proposed floor plan

2025/0084/P

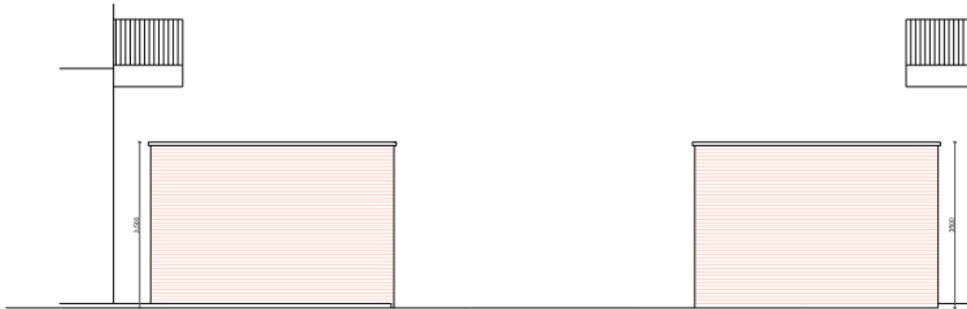
Blair Court, 2 Boundary Road
Photos and Plans



NORTH ELEVATION 1:100

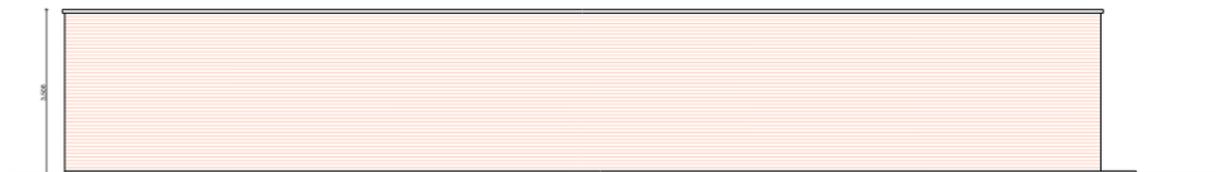
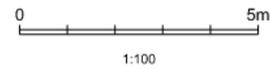


3. Proposed front elevation



WEST ELEVATION 1:100

EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



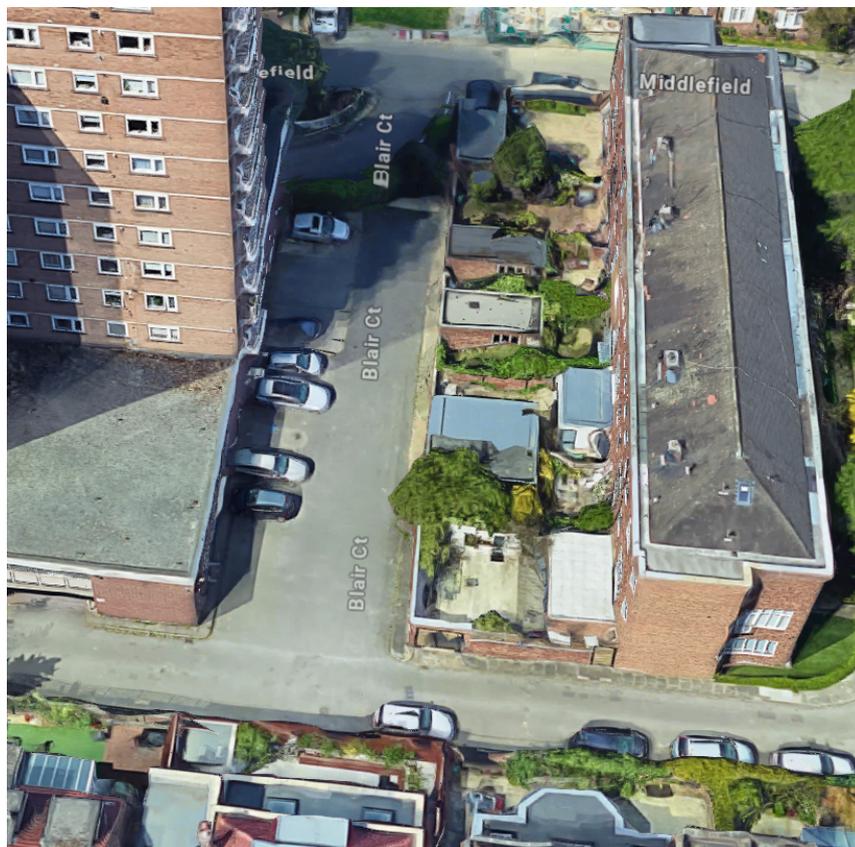
4. Proposed side and rear elevations

2025/0084/P

Blair Court, 2 Boundary Road
Photos and Plans



5. Photo to show where the new building will be sited



6. Aerial view of site between Blair Court and Middlefield building

Delegated Report		Analysis sheet		Expiry Date:		06/03/2025	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		17/02/2025	
Officer				Application Number(s)			
Jaspreet Chana				2025/0084/P			
Application Address				Drawing Numbers			
Blair Court 2 Boundary Road London NW8 6NT				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of 6 single storey storage units							
Recommendation:		Grant Conditional Permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Four site notice(s) were displayed near to the site on the 24/01/2025 (consultation end date 17/02/2025).			
Adjoining Occupiers:	No. of responses	00	No. of objections	19
Summary of consultation responses:	<p>Nineteen objections were received from neighbouring residents, which are summarised below:</p> <p><u>Size, layout & Functionality concerns</u></p> <ul style="list-style-type: none"> • Questions regarding the function of the units were raised. • Side, scale and massing of the building would be too bulky and large for the site. • Questions were posed on whether the units would be specific to the flat development of Blair Court. • If planning were to be considered, will the units be conditionally specific to storage with no parking facility. <p><u>Safety</u></p> <ul style="list-style-type: none"> • The storage units would obstruct visibility in the parking area, posing a clear safety risk for pedestrians using the footpaths. • The fire exist appears to be blocked; this is a safety hazard. • Units would impair visibility of the parking area, presenting safety risk for pedestrians using the footpaths. • The units could be used for other purposes and historically problems with using the back area for drugs and inappropriate behaviour. • The proposed development will allow easy access to the garage roof which is directly connected to Flat 2 Blair Court garage, this could result in break ins and theft. <p><u>Emergency Access</u></p> <ul style="list-style-type: none"> • The emergency access drawings fail to account for designated parking spaces along the north/south road, which would severely limit turning space for emergency vehicles. • The current plans appear entirely incompatible with essential emergency access. • The proposal does not consider the garages access for houses it faces 4/6/8 Middlefield. The positioning of the storage units would make it difficult, if not impossible for these residents to use their garages. • Access to bicycles storage maybe blocked. <p><u>Disturbances</u></p> <ul style="list-style-type: none"> • Increase in vehicles coming to the site morning and night would be had. • Deliveries would be loaded and unloaded, leaving rubbish on site. • Proximity of the development to Flat 2 will mean high noise levels in what is strictly a residential area. As the occupants work from home, this will affect their work and quality of life. <p><u>Land concerns</u></p> <ul style="list-style-type: none"> • The subject area/land is governed by a Deed NGL426914 dated 28 November 2008. (A copy was submitted with the objection with the land shaded on the map) • This Deed was granted as a court order 14 March 2008. This was a consent 			

order CHY07481 in the Central London County Court, this was granted a part of the enfranchisement undertaken by the majority of the leaseholders of Blair Court.

- Blair Court is granted the following:

- 6.1 *A right of way with or without vehicles to pass and repass over and along the Brown Land at all times for all purposes connected with the use and enjoyment of the property* – the erection of 6 storage units will take away this right and infringe the consent order.

- 6.3 *The right of passage and running of water and soil gas and electricity television and telephone signals through the sewers drains pipes wires cables and conduits in the Brown Land insofar as the same are now or may be in the future be connected to and serve the Property together with the right to enter the Brown Land for the purposes of repair maintenance and renewal of the said items and installation of additional items the person so entering making good any damage caused in the exercise of the right.*

- The CGI images attached to the revised plan on 14 April 2025 show what an eyesore these proposed 6 storage units are going to be in the rear area for both Blair Court and the residents of Middlefield.
- Access to the bike store and emergency exit from Blair Court lower garage is severely restricted.
- There is also the security issue for the car park spaces on the Blair Court's land which is the area not shaded shown on the Consent Order page 8 where the "road/ramp" is marked as the proposed storage units block these cars belonging to the residents of Blair Court.
- The very narrow area between Blair Court and these proposed storage units is a dark area which will attract undesirables.

Officers' response: Please see sections 5 and 6 below for further assessment of the concerns raised.

Site Description

The application site refers to a strip of land at the rear of Blair Court, which currently comprises unorganised vehicle parking on existing hardstanding. Blair Court is a 12-storey residential block of flats. The surrounding area is predominantly residential consisting of flats and houses. The building is not listed and is not within a Conservation Area.

Relevant History

N/A

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **C6** Access for all
- **D1** Design
- **DM1** Delivery and monitoring
- **T2** Parking and car-free development

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Transport (2021)

Assessment

1. Proposal

1.1. Planning permission is sought for:

- Erection of a single storey storage unit structure comprising six storage units with a green roof (5.1m deep, 21.72m in length & 3.5m in height).
- Each storage unit would be 2.47m wide, 4.5m in length and have an area of 15 sqm with lockable roller shutter garage doors.



Fig 1. Site Plan

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design
- Impact on neighbour amenity
- Transport impacts
- Other

3. Design

3.1. The proposal comprises the erection of a single-storey rectangular building which would be split into six separate storage units with garage style doors. The storage units are for residential use only and are not to be used for vehicular parking. A condition would be added to the decision notice for the units only to be used as storage units.



FRONT ELEVATION

Fig 2. Proposed front Elevation

- 3.2. The building would be finished with brick cladding similar to the existing Blair Court and feature a flat roof. The composition is structured by six openings to each of the storage units, each with a brick soldier course lintel and lockable roller shutter panelled garage doors to gain access. The building would be single storey in size and form and would appear to be a subordinate addition adjacent to Blair Court which has 12 storeys. The design, size, scale and materials used for the building would be considered acceptable and appropriate in this location and setting.
- 3.3. The proposed flat roof will incorporate a green roof, which is a welcomed feature to minimise visual impact and add biodiversity to the site. Details of the green roof would be secured by condition.
- 3.4. As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

4. Impact on Neighbour Amenity

- 4.1. The height of the proposed storage building will not exceed that of the lower rear facing residential units and therefore would not cause any significant additional harm to neighbouring residents in regards to loss of light, overlooking, overbearing or privacy impacts.
- 4.2. The proposed building would have a separate of over 5m from the rear gardens/garages of nos.4-8 Middlefield and over 5m from rear gardens of 5 and 6 St Johns's Wood Park. Therefore, the new building would not result in any undue harm to the residential amenity of the neighbouring properties in terms of loss of daylight/sunlight, outlook, or privacy.
- 4.3. The proposal is therefore in accordance with policy A4 of the Local Plan.

5. Transport Impacts

- 5.1. Middlefield is within private ownership of the subject area and affords the proposal the security of a cul-de-sac, providing an area to the north to access the storage units from the rear of Blair Court. Currently the right-hand side of the site towards Middlefield from Blair Court, there is allocated parking spaces for Blair Court residents. There is no parking associated with the proposed new storage units and the current parking spaces within Blair Court are not to be affected.
- 5.2. The swept path drawings submitted show emergency vehicles being able to safely access the area between the proposed storage units and the existing garages to the north. The width of the access road, at 5m, would be sufficient for vehicles to still be able to access the garages. Therefore, access to and from the storage units would not impact other neighbouring properties in regard to access to and from the site.

6. Other

- 6.1. Residents have raised objections for several reasons. Responses to these concerns are outlined below:

Safety

- 6.2. Safety is a key concern raised by residents. Currently, there are several random cars using the space, which may pose more of a safety risk than a secured storage area belonging to a named individual. It is considered that this storage space will likely be used by some of the residents, which will enhance safety.

Emergency Access

- 6.3. The applicants have demonstrated that access to the area will not be restrictive or compromised. In fact, it will be more efficient than a physical structure that takes up more space than the parked cars. There will be ample room for vehicle manoeuvring around the site. Furthermore, as the storage units would be over 5m distance away from the rear garages of nos.4-8 Middlefield it is considered that is enough space for the residents of those garages to access their sites and for any emergency access by larger vehicles.

Disturbances

- 6.4. This proposal is not for a major construction project, so there will not be extensive drilling or excavation. The applicants will only be laying a standard foundation for a single-story storage building, therefore standard working hours will apply.



Fig.3. Front Elevation

- 6.5. The Blair Court rear door marked A above is not a fire escape and remains as a fully operable open door under this proposal. The door marked B above also opens and is accessible and this is not to be changed. The space in front of the Blair Court would be 0.77m long pathway, this would allow sufficient space to be able to access Blair Court and for maintenance around the new storage units. Furthermore, as can be seen in the above photo there is CCTV in place looking over this whole section and there are security lights for late night access and safety on site.

Land Concerns

- 6.6. Residents of Blair Court have land deed which they have brought to officers' attention via their objections. The deed states that they have a right of way with or without vehicles to pass and repass over along the brown land shaded on their site map which is where the storage units will be placed. The right of way is a civil matter and not a material planning consideration and therefore cannot be considered as part of this planning application. The issue should be resolved separately as a civil matter between the parties impacted.
- 6.7. The right of passage and running of water, gas and electricity and telephone signals through the sewers drains pipes wires cables and conduits in the brown shaded land was also raised by residents. Again, this is not a material planning consideration. If whilst the proposed building is under construction and there appears to be wires/water/gas/pipes found under the ground level, then the appropriate authority which provide those services should be contacted and they would be able to provide further advice on how things could be managed.

7. Conclusion

- 7.1. It is considered that the proposed storage building would not significantly detract from the character and appearance of the subject site or the surrounding area. The proposal would be in general accordance with policies A1, D1 and T2 of the London Borough of Camden Local Plan 2017 as well as the London Plan 2021 and the NPPF 2024.

8. Recommendation

- 8.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th April 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2025/0084/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 15 April 2025

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

Shaun Knight Architecture Ltd
40 Falcon Road
Hampton
TW12 2RA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Blair Court
2 Boundary Road
London
NW8 6NT

DECISION

Proposal:

Erection of 6 single storey storage units.

Drawing Nos: SK200, SK201, SK202, SK203, SK204, Design & Access Statement, TPHS/096/TR/007 Rev A, Distance Plan, CGI 1, CGI 2.

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:

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 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The area for the '6 single storage units' shown on drawing number 'SK201' shall not be used for resident or visitor parking and remain clear of vehicles at all times.

Reason: To prevent future occupants from adding to traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport in line with policy T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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.

- 3 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.

- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

4 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION