

Application ref: 2023/3456/P  
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Date: 12 October 2023

**Development Management**  
Regeneration and Planning  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**4 B Hampstead Hill Gardens  
London  
NW3 2PL**

Proposal:

Details pursuant to condition 8 (Cycle Storage) of planning permission 2019/5835/P granted on appeal on 21 February 2022 for the demolition of existing 2-storey dwelling and erection of a new 3-storey and basement dwellinghouse.

Drawing Nos: Planning Cover Letter dated 22 August 2023 prepared by DP9;  
Bike and Bin Refuse System Sheet No: 02 105 Rev: P02 Dated 15.08.23;  
PL\_100 Rev: P4 Dated 26.05.20

The Council has considered your application and decided to grant permission.

Informative(s):

#### 1 Reasons for granting permission:

Condition 8 (Cycle Storage) of planning permission 2019/5835/P, which was granted on appeal (Appeal Ref: APP/X5210/W/21/3272103) on the 21st of February 2022 requires the submission and approval of details in respect to secure and covered cycle storage for three long-stay spaces being provided onsite.

The secure and covered cycle storage area will be located within the front garden of the property. The cycle store would measure 1.83m long by 1.8m high. The cycle store would utilise front wheel locking cycle racks. Whilst not normally supported, the use of these racks, given their location within the store in a domestic setting their use in this instance is accepted.

The Council's Transport Officer has reviewed the submitted documentation and raised no objections.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with Policy T1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (Construction Management Plan) and 7 (Facing Materials) of planning permission 2019/5835/P, which was granted on appeal (Appeal Ref: APP/X5210/W/21/3272103) on the 21st of February 2022 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer