

Application ref: 2024/0579/P
Contact: Ewan Campbell
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Date: 15 April 2024

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Templeton Associates
44 Molyneux Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 Templewood Avenue
London
NW3 7XA

Proposal:

Details pursuant to conditions 10 (Cycle storage) and 11 (Electric vehicle charging points) required by planning permission ref 2022/0679/P dated 22/11/2023 for: (Conversion of two residential units into a single family home, rear extension of the lower ground floor with basement excavation and side extension. Dormer windows at second floor and rooflights loft level, alterations to side and rear facade, loss of chimney, new boundary treatment hard and soft landscaping)

Drawing Nos: 2TWA Conditions/Dec, Cover Letter (November 2023), Details of proposed EVCP (12/04/2024)

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

Informative(s):

1 Reasons for granting permission:

The approved ground floor layout plan (P1990 rev. B) showed 2 vertical cycle parking spaces in the garage of the site. Whilst we do not normally accept the use of vertical racks, their use in this setting is considered acceptable.

The plan submitted in support of this application (2TWA Conditions 10 and 11) shows an area within the garage measuring 2m wide by 1.25m deep which is to be used for cycle parking. It is proposed that 4 vertical cycle racks be provided to serve the applicant's family. Whilst the use of Sheffield stands would be preferred, it is acknowledged that vertical racks were accepted at the application stage. Sufficient space around the cycle parking has been provided for it to be accessible. The cycle parking would be secure and covered by virtue of it being located within the garage.

It is considered that requirements of condition 10 have been met and accordingly it can be discharged.

The submitted plan shows 2 EVCPs - one located within the garage and the other on the external house wall adjacent to the garage. Further information has been provided in terms of the make, model and supplementary information in relation to the product.

Overall the information for condition 11 is acceptable and can therefore be discharged

The plans have been reviewed by the Council's Transport Officer and are deemed acceptable. The full impact of the proposed development has already been assessed.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies A1 and T1 of the London Borough of Camden Local Plan 2017, and condition can be discharged.

- 2 You are reminded that condition 4 of planning permission 2022/0679/P granted on 22/11/2023 is outstanding and requires 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 2023.

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