

Application ref: 2024/1529/P
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Date: 29 April 2024

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Mr Gerald Long
9 Dognell Green
Welwyn Garden City
AL87BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
80 Fortune Green Road and 16 Rose Joan Mews
London
NW6 1DQ

Proposal: Details of cycle storage required by condition 5 and refuse store required by condition 6 of planning permission ref: 2021/1242/P dated 13/07/2021 for change of use of part of ground floor of 80 Fortune Green Road from retail (Class E) to residential for 16 Rose Joan Mews, as varied by 2023/4775/P dated 17/04/2024 (for amendments to fenestration and balcony).

Drawing Nos: Support statement Revision A, 16RJM.P.200 B, 16RJM.P.203 A

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

Informative(s):

- 1 Condition 5 and 6 of planning permission 2021/1242/P dated 13/07/2021 (as amended by 2023/4775/P dated 17/04/2024 to amend the fenestration and replace an external staircase with a first-floor balcony), requires details of secure and covered cycle and refuse storage to the front forecourt of the host building.

The details provided demonstrate secure cycle and waste storage would be provided at ground floor level next to the entrance. The timber storage units

would be sufficient footprint and size to accommodate two cycles and general waste and recycling refuse bins for a residential unit of this size. The materials and design are sympathetic and discreet in appearance and would complement the character of the host building and surrounding area.

The full impact of the proposed development has been assessed during the original application's determination. The submitted details are consistent with the general expectations of the approved scheme. On this basis, conditions 5 and 6 can be discharged.

The site's planning history was considered when making this decision.

As such, the proposal is in general accordance with policies D1 and T1 of the Camden Local Plan 2017 and policies 1 and 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2019. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that all conditions relating to planning permission reference 2021/1242/P granted on 13/07/2021 (as amended by 2023/4775/P dated 17/04/2024) which need details to be submitted, have been 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

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

Daniel Pope
Chief Planning Officer