

Application ref: 2024/0923/P
Contact: Sophie Bowden
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Date: 6 June 2024

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Twelve Forty One Limited
28C Navarino Road
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E8 1AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Baynes Mews
London
NW3 5BH

Proposal:

Details of secure and covered cycle storage area required by condition 4 (cycle storage) of planning permission 2023/4925/P dated 04/03/2024 (for the variation of condition 2 (approved plans) of planning permission 2023/1043/P for 'Garage conversion into habitable space and continued use of the property as a single dwellinghouse, installation and replacement of windows on the front elevation at first floor level and replacement of the front door and garage doors at ground floor level', namely to erect a rear dormer and enlarge the timber entrance door.)

Drawing Nos: PLD 24 19312 3 Baynes Mews _Condition Discharge, PLD 24 19313 132_3BM_05-C_AR - Sheet - 5302 - PR-0FG-Bicycle Storage

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

Informative(s):

1 Reasons for granting permission-

Condition 4 (cycle storage) requires the submission and approval of detail in respect to the secure and covered cycle storage area for 2 cycles. The documents provided show details of foldable bicycle lockers in the entrance

hall of the house, situated at street level, providing two dedicated foldable bicycle lockers.

The agent has provided all details required pursuant to condition 4 (cycle storage). The Council's Transport Officer has reviewed the details and has advised that whilst Council would not normally support foldable bike lockers as proposed for the reasons given in paragraph 8.46 of the Camden Planning Guidance document on Transport. However, it is acknowledged that space is at a premium of the ground floor and therefore it is appropriate to make an exception on this occasion given the lack of space available for fully compliant cycle storage facilities.

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

As such, the details ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 2 All conditions relating to planning permission 2023/4925/P dated 04/03/2024 have been discharged and there are no outstanding 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 blue rectangular background.

Daniel Pope
Chief Planning Officer