

Application ref: 2024/0806/P  
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Date: 27 June 2024

**Development Management**  
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MRPP  
21 Buckingham Street  
London  
WC2N 6EF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**38 Frognal Lane**  
**London**  
**Camden**  
**NW3 6PP**

Proposal: Cycle store details required by condition 7 of permission ref 2020/4667/P dated 27/07/2021 for erection of replacement 2 storey dwelling plus basement following demolition of existing building.

Drawing Nos: 20022-PL-100-Proposed Site Plan; 20022-PL-110-Proposed ASHP Enclosure 01; 20022-PL-111-Proposed ASHP Enclosure 02

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

Informative(s):

#### 1 Reasons for granting approval

The proposed cycle store at the front of the property exactly matches that approved by the recent planning permission for the erection of combined air source heat pump and bike store enclosure (ref: 2024/0804/P). The Transport officer for this previous application reviewed the cycle store and considered it provided adequate cycle parking facilities in accordance with Policy T1 and the Council's planning guidance.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies T1 of the Camden Local Plan 2017.

You are reminded that the following conditions of planning permission granted on 27/07/2021 ref: 2020/4667/P remain outstanding and require details to be submitted to and approved by the local planning authority:

Prior to commencement of relevant works:  
Condition 18 (details of electric vehicle charging point).

Prior to occupation:  
Condition 6 (evidence of accessible dwellings),  
Condition 8 (evidence of implementation of renewable energy measures),  
Condition 9 (details of solar panels),  
Condition 15 (evidence of implementation of Whole Life Carbon measures)

You are advised that details have been submitted for Condition 17 (details of bird and bat boxes) and Condition 11 (hard and soft landscaping) and these are currently being assessed.

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



Daniel Pope  
Chief Planning Officer