

Application ref: 2021/2914/P
Contact: Sarah White
Tel: 020 7974 5213
Email: sarah.white@camden.gov.uk
Date: 17 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Henry Planning Ltd
163 Church Hill Road
Barnet
EN4 8PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
74 Fortune Green Road
London
NW6 1DS

Proposal:

Details pursuant to conditions 2 (waste and recycling facilities), 3 (cycle parking facilities), 4 (water consumption measures) and 5 (carbon dioxide emission reductions) of planning permission 2020/2121/P for 'change of use of basement and rear part of ground floor to provide one dwelling' allowed on appeal on 21/05/2021.

Drawing Nos: A-147; Planning Statement (Henry Planning); The Water Calculations (BMA, dated 28/05/2021); Energy Performance Certificate (dated 27/07/2020); Predicted Energy Assessment (SAP); SAP Input.

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

Informative(s):

- 1 Condition 2 requires details of the proposed waste and recycling facilities. The proposed plan demonstrates adequate internal space for general waste and recycling including food waste. The details of the collection point and times are also sufficient to discharge condition 5 in compliance with policy CC5 of the Camden Local Plan.

Condition 3 requires details of secure cycle parking to be submitted for approval in writing by the local planning authority. The applicant submitted details of a proposed cycle locker which was to be located at the front of the site, adjacent to the access to the unit. The applicant was advised that the location of the proposed cycle store at the front of the site would cause visual

clutter and result in a potential obstacle which would prejudice pedestrian safety. Two Sheffield cycle stands have since been installed at the front of the site, adjacent to the lightwell and beside the public footpath. The stands provide space for four bicycles, therefore exceeding the minimum quantum requirement for the unit. Whilst the stands are not covered, they have less visual impact on the street scene than the previously proposed enclosure, and they are better located as to not cause an obstruction for pedestrians. Therefore, on balance and recognising the space constraints of the site, the installed cycle stands are considered to be an acceptable solution and Condition 3 can be discharged.

Condition 4 requires details of the water consumption to be submitted for approval in writing to ensure that a maximum of 105 litres of water is consumed per person per day. A water consumption certificate has been provided demonstrating compliance with Condition 4.

Condition 5 requires details of carbon dioxide emission reduction. The SAP calculations have been provided for the flat and a Predicted Energy Assessment dated 22nd April 2020, has been submitted together with a Energy Performance Certificate (EPC) dated 27th July 2020. The agent confirmed that it is not possible to provide any additional measures to reduce the CO2 levels of the dwelling any further below building regulations without measures that would require significant structural changes that may require separate planning permission. The information submitted is considered acceptable and Condition 5 can be discharged.

The full impact of the proposed development has already been assessed under permission reference 2020/2121/P granted on appeal (ref. 3264186) dated 21/05/2021. No objections were received prior to making this decision.

As such, the details are in general accordance with Policies A1, D1, T1, T2, and CC5 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that all conditions relating to planning permission ref. 2020/2121/P granted on appeal (ref. 3264186) dated 21/05/2021 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



Daniel Pope
Chief Planning Officer