

Application ref: 2024/2202/P
Contact: Christopher Smith
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Date: 13 September 2024

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Arrow Planning Ltd
Clarks Barn
Bassetsbury Lane
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
551-557
Finchley Road
London
NW3 7BJ

Proposal:
Approval of details for Condition 21 (Waste Storage and Removal) of Planning Permission ref. 2023/0383/P.
Drawing Nos:

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

Informative(s):

- 1 Condition 21 of planning permission 2023/0383/P requires details relating to waste storage and removal arrangements for the approved development at 551-557 Finchley Road to be submitted to the Council for its approval. The host site is not a listed or locally listed building. It is not located in a conservation area, though it is sited opposite the Redington Frogmal Conservation Area.

The proposed siting of the waste store is within the commercial street frontage, which is as permitted. The non-residential bins are close to the proposed commercial units and will be managed by the waste providers for those

individual units and as such the non-residential bin store is acceptable.

The residential bin store has been assessed by the Council's Environmental Services Officer. The Officer supports the residential bin store layout for general recycling and refuse. The Officer had raised concerns in relation to the quantum of dedicated space provided for the storage of larger household waste items. This would fall below the Council's usual requirements.

The layout was amended to maximise the large item storage area. However, due to the layout of the ground floor commercial units and frontages, as approved as part of the planning permission, there is no further space available within the store for bulk waste storage and the store cannot be expanded at this point in the development process without negatively affecting other elements of the approved development such as its commercial or residential layout, internal access arrangements or external appearance.

It is concluded that the submitted details are sufficient to ensure the development would be of an appropriate quality in terms of its waste collection arrangements. Therefore, this application is acceptable in respect of the requirements of Condition 21.

The full impact of the proposals has already been considered during the determination of the original application. The submitted details are in general accordance with the requirements of policies A1 and CC5 of the London Borough of Camden Local Plan 2017.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer