

Application ref: 2024/4613/P
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Date: 19 December 2024

Development Management
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Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**36 Great Russell Street
London
WC1B 3PP**

Proposal:

Discharge of details for Conditions 4 (refuse storage) and 5 (cycle storage) of planning permission 2024/1755/P dated 18/09/2024 for the erection of a third floor rear extension to create a studio flat.

Drawing Nos: 36-37GRS-PP10-01 Rev B

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

Informative(s):

1 Reasons for granting permission:

Condition 4 requires that before the development commences, details need to be submitted for the location, design, method of storage and removal need to be approved by the Council for waste storage and recycling. The proposed details show a dedicated room for waste and recycling located on the ground floor, close to the main front door of the property. The proposed storage shown includes three 240 litres general waste wheeled containers, four 240 litre mixed recycling wheeled containers and six 23 litre food waste caddy bins. The Council's Waste Management contractor undertakes kerbside collections

from this area, and therefore the applicant has agreed to this method of bin collection. This meets the requirements set by Camden's Environmental Services Team, and as such the condition can be discharged.

Condition 5 requires that before the development commences, details of a secure and covered cycle storage area need to be provided for 16 cycles should be provided and agreed with the Council. The ground floor plan submitted shows 8 Sheffield stands (16 spaces) in a secure store located between the lift and the lightwell. The store would be accessed via sliding doors with keypad access. The stands are shown as being 1m apart, which meets the cycle design standards, with approximately 0.5m spacing at the ends. The Council's Transport Officer has assessed the design and is satisfied that the information provided meets all the requirements of the condition. As such the details can be discharged in accordance with the terms of the condition.

The full impact of the development has been considered during the determination of the original application. As such, the details are in accordance with policies A1, A4, CC5 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on (18/09/2024 Ref:2024/1755/P) 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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