

Application ref: 2024/3840/P
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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Ornan Court
2 Ornan Road
London
NW3 4PT

Proposal: Details submitted in relation to condition 5 (bin and cycle storage details) of approved application 2024/0084/P dated 17th April 2024 (for: Demolition of existing single storey rear extension and detached outbuilding, erection of replacement single storey rear extension, infilling of the pedestrian access off Haverstock Hill, the re-landscaping of the front and side gardens and alterations to existing waste and bicycle store.)

Drawing Nos: 1915(PL)210_Proposed Cycle and Refuse Ground Plan-P2, 1915(PL)211_Proposed Cycle and Refuse Green Roof Plan-P2, 1915(PL)220_Proposed Cycle and Refuse Elevations-P3, 1915(PL)230_Proposed Cycle and Refuse Sections AA and BB-P2, 1915(PL)231_Proposed Cycle and Refuse Sections CC-P2, 1915(PL)251_Proposed Timber Door Detail-P1.

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

Informative(s):

- 1 The approved ground floor plan showed 4 Sheffield stands (8 spaces) and 5 Euro bins in a store at the front of the site on Ornan Road. In the approved drawings both the existing cycle and bin storage area were two adjacent open,

uncovered areas fronting the public highway. The cycle store, a distinct structure within one section, was shown as being a covered wooden enclosure with a green roof. The other section, serving as the bin store area, was an uncovered area. The parent application ref 2024/0084/P showed doors to the entrances of both sections and conditioned further details.

The plans submitted in support of this current application show the correct number of cycle spaces and bins. Initially the details submitted showed a large metal structure enclosing both storage areas. This has now been removed following review of the original application and discussion with officers in regard to minimising the visual impact on the host property, street frontage and wider conservation area. The bin storage area would be accessed via a sliding timber door, while the bike storage area would be accessed by multiple pairs of lockable timber doors. The doors would align with the height of the existing boundary wall and therefore are not considered dominant. The materials and design are considered acceptable. The green-roofed bike structure and gates are considered to preserve or enhance the character of the host building, streetscape, and Fitzjohns Netherhall Conservation Area.

The proposed details are in general accordance with policy T1 of the London Borough of Camden Local Plan 2017.

The details now submitted are considered to be in alignment with the parent application 2024/0084/P dated 17 April 2024, and specifically, are considered to meet the requirements of Condition 5.

The full impact of the proposed development has already been assessed during the determination of the original application.

- 2 You are advised that details still need to be submitted in relation to conditions 3 and 4 of 2024/0084/P dated 17/04/2024.

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