

Application ref: 2024/5255/P
Contact: Sofie Fieldsend
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Date: 18 February 2025

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SAM Planning services
Unit 9B
Fountayne Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
262 Finchley Road
London
NW3 7AA

Proposal:
Details pursuant to condition 5 (cycle storage) of planning permission 2015/5144/P dated 31/03/2016 for "Change of use of a vacant basement to a 3x bedroom self-contained flat within an existing block of flats."

Drawing Nos: PR-P001.

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

Informative(s):

1 Reasons for approval:

The condition requires details of secure and covered cycle storage facilities for 1 cycle space. A wooden cycle store within the western side forecourt area is proposed which is capable of accommodating 1-2 cycles. It would be screened behind an existing side gate so it would not be visible from the street. The cycle parking facilities would be CPG Transport compliant. The Council's transport team were satisfied with the details provided and the information is sufficient for the approval of condition 5 to ensure the development provides

adequate cycle parking facilities.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision. As such, the submitted details are in general accordance with policy T1 of the Camden Local Plan 2017.

- 2 You are reminded that condition 4 (tree protection details) of planning permission ref. 2015/5144/P granted on 31 March 2016 is outstanding and requires details to be submitted and 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer