

Delegated Report		Analysis sheet		Expiry Date:		26/04/2012	
		N/A		Consultation Expiry Date:		01/03/2012	
Officer				Application Number(s)			
Ben Le Mare				2012/1283/P			
Application Address				Drawing Numbers			
176 IVERSON ROAD LONDON NW6 2HL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Detail pursuant to condition 4 (cycle storage) of planning permission dated 10/11/11 (2011/3607/P) for change of use from single family dwelling house to 4 x 2 bed flats, enlargement of basement with light wells, rear extension, alterations to fenestration, enlargement of dormer and rooflights.							
Recommendation(s):		Grant planning permission					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		A letter has been received from a neighbouring resident reporting that noisy building works are being undertaken outside of permitted hours. <i>This issue has been reported to the Council's Environmental Health Team for further investigation and it is recommended that an appropriately worded informative should be appended to the decision notice.</i>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is located on the south side of Iverson Road, east of its junction with Medley Road. The building on the site is a three-storey plus basement mid-terrace house. It has front and rear dormer windows. The site is not located within a Conservation Area and the building on the site is not listed.

Relevant History

176 Iverson Road (the application site)

2011/3607/P - Change of use and works of conversion from single-family dwellinghouse to 4 x 2-bed flats, including enlargement of basement, erection of rear extension at basement, ground and first floor levels, alterations to fenestration and new door opening to rear elevation, enlargement of dormer on rear roof pitch, installation of rooflight to front and rear roof and installation of railings to front elevation at ground floor of dwelling (Class C3) – Granted 10/11/2011

172 Iverson Road

2008/0434/P - Excavation of existing basement to allow increased floor to ceiling height together with excavation of front basement lightwell, insertion of external stairs and installation of bay window and door at front basement level all in connection with existing basement flat - Granted 22/04/2008

170 Iverson Road

2003/0360/P - Excavation of a basement floor with front lightwell and installation of new window in connection of the creation of one bedroom self contained flat in the new basement - Granted 28/10/2003

Relevant policies

National Planning Policy Framework (adopted March 2012)

On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account (from 27th March 2012) in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

The London Plan July 2011

Local Development Framework - Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS11 (Promoting sustainable and efficient travel)

DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance adopted 2011:

CPG1 (Design)
CPG4 (Sustainability)
CPG6 (Amenity)
CPG7 (Transport)

Assessment

Planning permission was granted on 10/11/2011 (2011/3607/P) for change of use from single family dwelling house to 4 x 2 bed flats, enlargement of basement with light wells, rear extension, alterations to fenestration, enlargement of dormer and rooflights. This application has been submitted to discharge Condition 4, which requires the following; *'before the development commences, details of the proposed cycle storage area for 4 cycles shall be submitted to and approved in writing by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.'*

The proposal is for three Sheffield (Premier Quality Galvanized) bike stands, one in the basement providing parking for 2 bicycles and two on the ground floor providing parking for 3 / 4 bicycles. The proposed stands on the ground floor would have a level access and are to be screened by planting and a bin store sited along the front boundary. The other stand in the basement is accessed via 15 steps. Whilst this is not the most ideal situation it is considered to be acceptable given the existing site constraints.

The stands enable both wheels of the bicycles to be fixed to them and have a clearance of over 300mm on either side which is free from obstruction and therefore meet the Council's guidance set out in CPG7 and Policy DP7 of the LDF. It is recommended that the condition should be discharged.

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