

Delegated Report		Analysis sheet		Expiry Date:		15/11/2006	
		N/A / attached		Consultation Expiry Date:		NA	
Officer				Application Number(s)			
Grant Leggett				2006/3477/P			
Application Address				Drawing Numbers			
8-9 Pratt Mews London NW1 0AD				Site Location Plan; Location Of Storage Of Waste And Recycled Materials In Kitchen Cupboards, Second Floor Plan; Method Of Storage And Disposal Of Waste (Including Recycled Materials)			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of the method of storage and waste removal (including recycled materials) pursuant to condition 3 of planning permission granted subject to a section 106 legal agreement dated 21st December 2005 (ref. 2005/2721/P) and as amended by planning permission dated 19th May 2006 (ref. 2006/1716/P) (for a mansard roof extension and additional storey to the front of No. 8 to provide 1x1 bedroom flat and 1x studio at second floor level).							
Recommendation(s):		Approve					
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	00	No. of objections	00
Summary of consultation responses:		NA					
CAAC/Local groups' comments:		NA					

Site Description

The subject site is located on the south-west side of Pratt Mews and backs on to the main Camden High Street terrace. The subject site sits amongst largely undeveloped Mews buildings at the end of the cul-de-sac, while at the top of the Mews the buildings have been subject to roof storey additions.

The subject site is two adjoining Mews buildings. No. 8 extends further out towards the street at both ground and first floor level and is of a 'cubic' style, rather than a traditional mews-style building.

The uses down Pratt Mews differ. There are a number of professional design studio, and architects/planning practices. There is the Jehovah Witness Church opposite the subject site. There are residential flats at the upper floors.

Relevant History

May 2005: Application **withdrawn** for the erection of a two storey roof extension to a light industrial (B1) / residential (C3) building to provide an additional 1 x 1-bed flat and 1 studio flat at second floor level and 1 x 1-bed flat at third floor level.

July 2005: Planning permission **refused** for erection of a first floor rear extension to accommodate a two-bedroom flat and conversion of existing first to third floor levels from a 3 bed maisonette to 3 x one-bedroom flats.

December 2005: Planning permission **granted** for mansard roof extension and additional storey to the front of No. 8 to provide 1x1 bedroom flat and 1x1 studio at second floor level.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

Assessment

Condition 3 of planning permission ref: 2006/2721/P for Demolition of existing buildings on site and replacement with two residential terraces is:

"Before the use commences, details of the method of storage and waste removal (including recycled materials) shall be submitted to and approved by the Council and the approved method shall thereafter be maintained."

It is proposed that the dwellings would provide for their own storage of refuse and recyclable materials internally, such as by storing waste in under-sink kitchen storage bins and then putting the waste out on collection days. This is the existing method of waste storage and collection in the mews. This has been assessed by the Council's Commercial Waste Officer who is satisfied it is acceptable for this development.

Recommendation

The details should be **approved**.

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