

<b>Approval of Details</b>		<b>Application number</b>	2014/3562/P
<b>Officer</b>		<b>Expiry date</b>	
David Peres Da Costa		23/07/2014	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
11 Warren Mews London W1T 6BY			
<b>Proposal</b>			
Enlargement of the existing studio flat (Class C3) at first floor level and change of use from office at ground floor (Class B1) to provide 1 x mews house (Class C3), to include minor alterations to the front elevation.			
<b>Recommendation:</b>		Grant approval of details	
<b>Consultation</b>	N/A		
<b>Text of Condition:</b>	<p>Condition 4 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of the mews unit and permanently retained thereafter.</p> <p>Condition 5 Before the development commences, details of secure and covered cycle storage area for 1 cycle shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit, and thereafter permanently retained thereafter.</p>		
<b>Additional relevant site history</b>	NONE		
<b>Additional Policy considerations</b>	NONE		
<b>Assessment</b>			

The original delegated report noted the following of relevance to the condition:

*Refuse storage: Planning guidance for minor conversions like this seeks that refuse and recyclables are collected and stored in individual flats and left on the side path for collection day only. The flat has adequate internal storage for this waste.*

*No cycle parking spaces have been provided, however this has been attached as a condition. The application is therefore supported in transport terms.*

The cycle parking would be provided on the ground floor gallery level. Although this requires the cycle to be taken up 4 steps, given the constraints of the site, this would be acceptable.

The refuse store (with recycling box above) is shown adjacent to the ground floor entrance. The size and location of the internal refuse and recycling store is considered acceptable.

**Conclusion:** The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

**Recommendation:** Grant approval of details