

Mr Joshua Senyonjo  
32 Bloomsbury Street  
London  
WC1B 3QJ

Application Ref: **2014/5253/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

2 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Eastnor Castle**  
**145 Chalton Street**  
**London**  
**NW1 1NR**

Proposal:  
Details of cycle storage required by condition 5 of planning permission 2013.4458/P dated 19/12/2013 (for the change of use from public house to 3x flats and associated roof extension and elevational alterations)

Drawing Nos: EC.0 Revision I

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

Informative(s):

- 1 Reason for granting permission:

Due to the limited area of communal space and lack of shared open external space, cycle storage for all 3 flats in this instance is problematic. The submitted details indicate only the maisonette (at basement and ground floor level) would be



afforded internal cycle storage. Although the provision would fall short of those within Camden Planning Guidance, the residential units are located within a highly accessible area with a Public Transport Accessibility Level (PTAL) of 6a (Excellent).

The full impact of the proposed development has already been assessed. The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building or street scene, or the amenity of adjoining occupiers.

No objections were received prior to making this decision.

As such, the proposed details are in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.9, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 29-30 and 56 -66 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission ref: 2013.4458/P, dated 19/12/2013, which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment