

Mr. Edward McCann
Edward McCan Architecture & Design
Flat 9
The Colonnades
105 Wilton Way
London
E8 1BH

Application Ref: **2015/0329/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

11 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
21 Oval Road
London
NW1 7EA

Proposal: Discharge of conditions 4 (appointment of qualified chartered engineer) & 5 (cycle parking facilities) granted under reference 2014/0850/P dated 24/09/14.
Drawing Nos: Letter by Rodriguez Associates dated 20/1/15 ref. RA/1055, OVAL_L01/C, OVAL_L02/C.

Informative(s):

1 Reasons for approving details:

The submitted details of cycle storage and basement engineer are acceptable. The proposed cycle storage would meet the Council's cycle storage standards, and the engineer proposed for overseeing the temporary and permanent basement works has relevant qualifications in line with the Camden Planning Guidance.

Whilst the second cycle storage is proposed to be wall mounted in the ground floor study and not in the dedicated cycle shelter within the front lightwell this is considered acceptable in this case, in the context of a single dwelling house.



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

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP25 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, and 6.9 of the London Plan 2011; and paragraphs 14, 17, 56-66 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission ref. 2014/0850/P granted on 24/9/2014 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment