

Mr J Patel
1-6 Yarmouth Place
Mayfair
W1J 7BU

Application Ref: **2015/0180/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

23 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
38 Heath Drive
London
NW3 7SD

Proposal:
Discharge of condition 11 (cycle parking) and 13 (waste/recycle storage) granted under reference 2013/7355/P dated 4 November 2014.

Drawing Nos: 2979-750,2979-751 & 2979-051D

Informative(s):

- 1 The submitted details of cycle storage and waste/recycle storage are acceptable. The proposed cycle storage would meet the Council's cycle storage standards, and the waste/recycle storage would also meet the Council's standards.

The proposed double stacked cycle store located at the entrance to the north of the site is considered to be easily accessible, safe and secure in its design. The refuse facilities would be located to the north of the site entrance and would be accessed



by the electronic gate from Heath Drive. Separate bins of adequate size are proposed for general waste, food waste and recycling. The amount of storage provided for each unit exceeds the minimum requirements. As such, it is considered that there would be sufficient provision for the storage and collection of waste and servicing.

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. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP25, 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, 35 and 56 -66 of the National Planning Policy Framework.

- 2 You are reminded that conditions 4(detailed drawings), 5 (brick sample), 6 (obscure glazing), 7 (tree protection), 8 (hard and soft landscaping), 12 (SUDs), 14 (Qualified chartered engineer) and 16 (noise mitigation) of planning permission consent granted on (2013/7355/P dated 04/11/2014) are outstanding and require details to be submitted and 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