

Delegated Report		Analysis sheet		Expiry Date:		01/01/2015	
		N/A / attached		Consultation Expiry Date:		None as AOD	
Officer				Application Number(s)			
Jonathan McClue				2014/6953/P			
Application Address				Drawing Numbers			
15 Highgate Road, London, NW5 1QX				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details relating to conditions 9 and 10 (details of cycle and refuse storage) of planning permission dated 30/03/12 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation.							
Recommendation(s):		Refuse conditional details and warning					
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	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: *Please Specify		The Swain's Lane Residents and Neighbourhood Watch Association object on grounds that failure to provide the cycle and refuse store is in breach of planning control; the applicant has sought to 'confuse the Council' with numerous applications; the store is visually intrusive; it would not be large enough for practical use; the refuse store does not provide separate space for recycling; the landscaping is an inadequate screen; the landscaping would be difficult to, and unlikely to be, maintained; collection of refuse from the location would be potentially harmful to highway safety; the structure would offer a hiding place for muggers; and the structure are harmful to the conservation area and the setting of the Heath					

Site Description

This application relates to a site with an existing permission for upper level extensions, the creation of a new third floor and 3 self-contained flats under 2011/3819/P. The development has commenced with the works substantially completed despite being subject to outstanding pre-commencement conditions. In addition, planning permission exists for a single storey side extension to the restaurant. This development has not commenced.

The host property is located on a prominent corner site at the junction of Highgate Road, Swain's Lane and Highgate West Hill. It forms part of the Dartmouth Park Conservation Area and is located in close proximity to the boundary with both Highgate Village Conservation Area (30 metres) and Holly Lodge Estate Conservation Area (35 metres away).

Relevant History

2011/3819/P: Planning permission was granted subject to a Section 106 Agreement on 30/03/2012 for the "Change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation". It is noted that a number of the pre-commencement conditions, including no. 9 and 10 that are the subject of this AOD application, have not been discharged.

2013/5645/P: Planning permission was refused on 08/04/2014 for the "Erection of single storey side extension at ground floor level of restaurant (Class A3)". The reasons for refusal were:

The proposed size, layout and location of the combined refuse/recycling and cycle storage facilities is both inadequate and inconvenient and is likely to result in the storage of refuse and bicycles on the highway or elsewhere on the property to the detriment of the visual amenities of the property and the conservation area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS5 (Managing the impact of growth and development), and London Borough of Camden Local Development Framework Development Policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP26 (Managing the impact of development on occupiers and neighbours).

The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and hazards for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

A subsequent appeal was allowed on 22/09/2014 under APP/X5210/A/14/2221154.

2014/0409/P: An approval of details application was refused on 12/05/2014 for "Details relating to condition 9 (details of waste storage) of planning permission dated 30/03/2012 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3)". The reason for refusal was:

The proposed size and location of the proposed refuse/recycling store facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park

Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and London Borough of Camden Local Development Framework Development Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage).

A subsequent appeal was dismissed on 22/09/2014 under APP/X5210/A/14/2221155.

2014/0416/P: An approval of details application was refused on 12/05/2014 for “Details relating to condition 10 (details of cycle storage) of planning permission dated 30/03/2012 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3)”. The reasons for refusal were:

The proposed location of the cycle storage facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of London Borough of Camden Local Development Framework Development Policies.

The un-covered cycle stands proposed would fail to provide secure, sheltered cycle provision for future occupiers of the residential flats, and therefore would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS11 (Promoting sustainable and efficient travel) and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

A subsequent appeal was dismissed on 22/09/2014 under APP/X5210/A/14/2221156.

2014/0422/P: An approval of details application was refused on 12/05/2014 for “Details relating to conditions 9 & 10 (details of waste and cycle storage) of planning permission dated 30/03/2012 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3)”. The reasons for refusal were:

The proposed size and location of the proposed refuse/recycling store facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and London Borough of Camden Local Development Framework Development Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage).

The proposed location of the cycle storage facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of London Borough of Camden Local Development Framework Development Policies.

The un-covered cycle stands proposed would fail to provide secure, sheltered cycle provision for future occupiers of the residential flats, and therefore would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS11 (Promoting sustainable and efficient travel) and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

A subsequent appeal was dismissed on 22/09/2014 under APP/X5210/A/14/2221157.

2014/0738/P: An approval of details application was refused on 12/05/2014 for “Details relating to conditions 9 & 10 (details of waste and cycle storage) of planning permission dated 30/03/2012 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3)”. The reason for refusal was:

The proposed size, layout and location of the combined refuse/recycling and cycle storage facilities is both inadequate and inconvenient and is likely to result in the storage of refuse and bicycles on the highway or elsewhere on the property to the detriment of the visual amenities of the property and the conservation area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS5 (Managing the impact of growth and development), and London Borough of Camden Local Development Framework Development Policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP26 (Managing the impact of development on occupiers and neighbours).

A subsequent appeal was dismissed 22/09/2014 under APP/X5210/A/14/2221159.

2014/3461/P: this application is pertinent to the current case for details relating to conditions 9 and 10 (details of cycle and refuse storage) of planning permission dated 30/03/12 (ref. 2011/3819/P). The proposal incorporates the cycle and refuse within the side area on space that would also form part of the footprint of the side extension referred to in paras 1.2 and 1.3 above. The details were approved on 07/07/2014

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development),
CS11 (Promoting sustainable and efficient travel)
CS14 Promoting high quality places and conserving our heritage
CS19 (Delivering and monitoring the Core Strategy)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (CPG)

CPG1 (Design)
CPG6 (Amenity)
CPG7 (Transport)

Dartmouth Park Conservation Area Appraisal and Management Statement (Jan 2009)

London Plan 2011

NPPF 2012

Assessment

1.0 Background

1.1 Planning permission was granted on 30/03/2012 under 2011/3819/P to create three (2x2 and 1x3 bed) self-contained flats; rear extensions at first and second floor level and a roof extension to create a third floor. This approval was subject to a number of pre-commencement conditions - including conditions 9 and 10 - which state:

“9. Notwithstanding the details hereby approved and prior to commencement of development, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

10. Notwithstanding the details hereby approved and prior to commencement of development details of a cycle storage area for a minimum of 4 cycles shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.”

1.2 Following the above approval, the Council refused a subsequent planning application for a ground floor extension to the restaurant over the rear service yard of the property under 2013/5645/P on 08/04/2013. The main reason for refusal was in relation to the proposed waste and cycle storage being inadequate, inconvenient and of an unacceptable harm to the character and appearance of the host property and the conservation area. The proposed waste and cycle facilities were proposed in part of the existing service yard accessed from Swain's Lane.

1.3 The refusal of 2013/5645/P was allowed on appeal under APP/X5210/A/14/2221154 (on 22/09/2014). Within the decision, the Inspector considered the details of the cycle storage inadequate under paragraphs 18 and 19:

“18. The cycle store is proposed to be sited to the rear of the waste storage area, in an area separated by gates/railings. The bike store area would measure about 1m by 3m and is intended to accommodate 4 bicycles. No details of the proposed bicycle stands have been provided, nor have specific drawings showing how 4 bikes could be accommodated. The layout as shown would not comply with the Council's guidance on space for cycle stands. From what I saw on my visit, I consider that the small space available would make it very difficult for occupiers to manoeuvre bikes in and out of the storage area, even if a steeply-angled type of rack were to be used.

19. Access to the cycle store through the restricted space in the waste storage area would also be difficult, especially if the bins were not placed right up against the side walls or if other rubbish were placed on the ground. I recognise that the need to access the bike store through the waste storage area could make it unpleasant if the waste becomes smelly. These factors could also deter use of the bike store. I therefore find that the cycle storage arrangements proposed in respect of Appeals A and E would be unacceptable.”

1.4 Four separate Approval of Details (AOD) applications in relation to conditions 9 and 10 of 2011/3819/P have been refused by the Council and dismissed at appeal. These are 2014/0409/P, 2014/0416/P, 2014/0422/P and 2014/0738/P. A summary of the decisions and appeal outcomes are listed below.

1.5 2014/0409/P proposed to provide waste storage at the front of the premises fronting Highgate Road. The resulting appeal was dismissed on the basis that the scheme would be dependent on the provision of substantial landscaping to the front of the site. Insufficient details were provided and as the application was an AOD, it would not be possible to impose a planning condition requiring them. This was outlined in paragraph 13 of the appeal under APP/X5210/A/14/2221155:

“13. However, the acceptability of the proposals subject of Appeals B and C is dependent on the provision of substantial landscaping at the front of the site. The submitted plans and documents do not provide sufficient detail of the size and species of plants, whether they would be in containers or planted in the ground, a timetable for implementation or arrangements to secure their retention and replacement if necessary. It is not possible to impose a condition to secure the submission of further details on the discharge of a condition of this nature, and without sufficient safeguards to ensure that the planting would provide a necessary and appropriate screen, I conclude that the proposals subject of Appeals B and C would not preserve the character and appearance of the Dartmouth Park Conservation Area, and would conflict with London Borough of Camden Local Development Framework Development Policies (DP) Policies DP24 and DP25, which respectively deal with securing high quality design and conserving Camden’s heritage.”

1.6 2014/0416/P was submitted in relation to cycle storage with the details matching the application under 2014/0409/P. It was dismissed at appeal (ref: APP/X5210/A/14/2221156) due to poor landscaping details and a lack of cover for the cycles.

1.7 2014/0422/P provided details for waste and cycle storage within the front area of the premises in an alternative layout to the above application in paragraphs 1.5 and 1.6. A subsequent appeal (ref: APP/X5210/A/14/2221157) was dismissed on the basis of the area for the storage of waste and cycles being open and visible from Highgate Road adding visual clutter to the streetscene and due to the cycle stands not being secured and covered.

1.8 2014/0738/P submitted details for waste and cycle storage to be located in part of the existing service yard accessed from Swain’s Lane as per the approved planning permission for a ground floor rear extension to the restaurant under 2013/5645/P. An appeal was dismissed under APP/X5210/A/14/2221159 due to the unacceptability of the arrangement, with the cycle storage located behind the waste storage in a confined space.

1.9 2014/3461/P: this application is pertinent to the current case for details relating to conditions 9 and 10 (details of cycle and refuse storage) of planning permission dated 30/03/12 (ref. 2011/3819/P). The proposal incorporates the cycle and refuse within the side area on space that would also form part of the footprint of the side extension referred to in paras 1.2 and 1.3 above. The details were approved on 07/07/2014

2.0 Proposal

2.1 This application is seeking to discharge conditions 9 (design and method of waste storage and removal) and 10 (details of cycle storage) of planning permission 2011/3819/P granted on 30/03/2012. It is noted that the conditions require the details to be approved prior to the commencement of the development which has not occurred in this instance. The applicant has incorrectly stated on their covering letter that they are prior occupation conditions. The submitted details include a cover letter from APCAR Smith Planning; a drawing including a plan, front elevation, side sections and landscaping details; 3D visualisations and the application form.

2.2 The submitted details include 3 x 240L refuse bins within an enclosure that would have a height of 1.95m; a secure weather proof cycle enclosure for 4 cycles with a height of 1.75m; a 1.95m high wall and a proposed landscaping scheme.

2.3 The covering letter states that a condition should be added to this application requiring the implementation of a planting scheme as well as the requirement of replacing plants that die. It is noted that conditions cannot be attached to the approval of detail applications. In addition, it is stated that the application is willing to enter into a Section 106 Legal Agreement which is not possible through this type of application. The only option would be to apply for a Deed of Variation to the original permission 2011/3819/P. This however, falls outside the scope of the current proposal.

2.4 The report below will assess the refuse storage details, the cycle storage details, the landscaping details and the impact of the proposal on the visual amenity of the surrounding area and the conservation area.

3.0 Assessment of Refuse Storage Details

3.1 The refuse store would provide 2 x 240L refuse bins and a 240L recycling bin in connection with the three new residential units. This is considered satisfactory to meet the external storage requirements set out in CPG1 (figure 15, chapter 8). It also meets the external storage area requirements set out in table 16 of CPG1, being located as close as possible to street level where it can be collected most easily while not impeding pedestrian or vehicular access.

4.0 Assessment of Cycle Storage Details

4.1 CPG7 (Transport) provides guidance on cycle parking standards and details of their design and layout within section 9. The submitted details state that a secure weather proof enclosure would be provided with 4 lockable sliding doors and stands. No details are included as to what type of stands would be provided.

4.2 Page 49 of CPG7 states that Camden recommends either “Camden” or Sheffield stands for the provision of off-street cycle parking. Neither of these has been proposed. Figures 3 and 4 and paragraphs 9.25 and 9.26 within CPG7 provide further design details for Sheffield stands. The stand itself needs to measure between 700-800mm (in length) and be at a height of 1500mm. For adjacent stands, which is the case here, an area of at least 1800mm by 500mm is required next to each stand. If a stand is to be placed close to a wall so that only one side of it can be used, there must be at least 300mm between the stand and the wall itself. Aisles around the cycle store must be at least 1800mm in width. Illustrations of the requirements for Sheffield stands are shown in figures 1 and below:

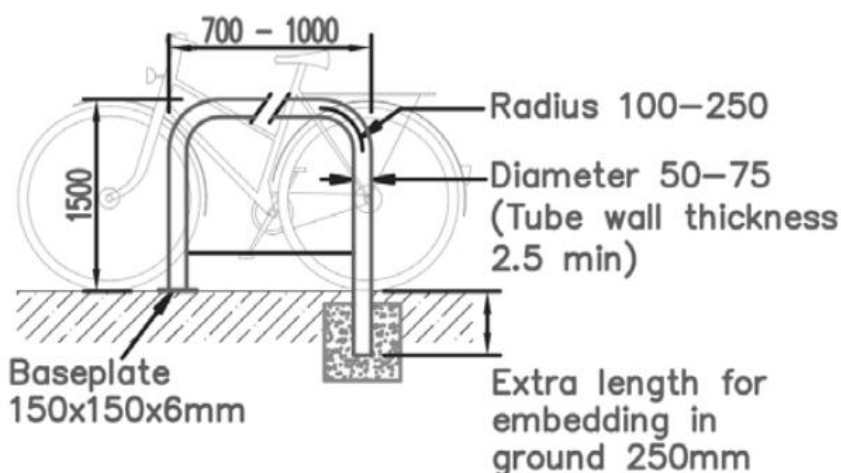


Figure 1: Sheffield Stand Elevation

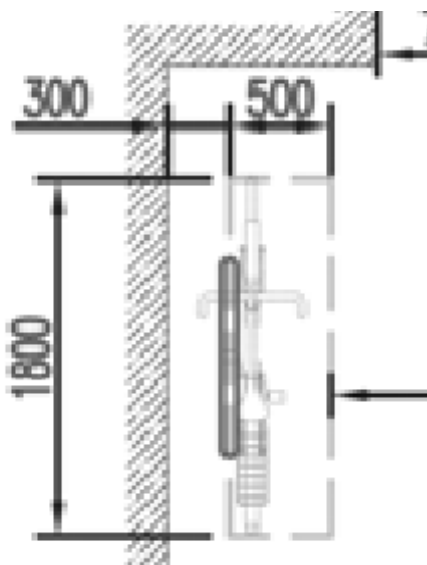


Figure 2: Dimensions of Sheffield stand adjacent to a wall

4.3 The types of stands are not specified within the submitted details and it is not possible to determine whether they meet the design specifications of figure 3, page 52 of CPG7. The 3 proposed stands in line with each other are placed at an angle and it is doubtful whether they could be used easily in practice. They do not provide an area of at least 1800mm by 500mm. Furthermore, all of the proposed stands are placed close to a wall and they are within 300mm of it. Therefore, they would also fail this requirement.

4.4 Significant to this element is the fact that the submission does not demonstrate that the store is both secure and weather proof. The containers proposed, being small in size and positioned in a restricted area adjacent to the proposed refuse store, are also not likely to be robust enough to be safe from theft, particularly as they would be positioned on the open street frontage, which would deter use and therefore cycle ownership. The occupiers of the flats are also unlikely to use the store in such a constrained location adjacent to refuse bins.

4.5 To meet the technical requirement in the Council's adopted CPG7 it is likely that a larger more robust building with a roof and lockable door would be required that would itself further detract from the appearance of this part of the open street frontage and would likely be out of character with its surroundings, further harming the character and appearance of the conservation area and the immediate setting of the Heath.

4.6 Conversely, the agreed cycle and refuse store agreed a ref 2014/3461/P (see para 1.9 above) has suitable space and is behind a lockable gate and is therefore much more secure. Whilst that approval does incorporate the same 'storage boxes' without details of how secure they may be; the area is much more suitable for the use proposed and a preferable option, particularly as they would not be visible from the public realm and would not therefore be harmful to the appearance of the conservation area. The fact that they are not visible to passers by would mean that they would be much more secure and more likely to be used by the occupants of the flats. In addition, the refuse store is some distance away from the location of the cycle store.

4.7 It is acknowledged that some encouragement was given by the appeal inspector for the same site to the front and that implementation of the cycle and refuse store would preclude implementation of a

separate planning permission for an extension to the restaurant (see para 1.2 and 1.3, above). However, given the physical constraints to the front area and the revisions that would be required to make this technically acceptable as a secure and weatherproof structure, the Council maintains that the front forecourt is unsuitable for the required stores. It is officers' view that the matter was not adequately explored as part of the earlier appeal and the indicative drawings provided at the time do not meet the Council's technical requirements for cycle stores.

4.8 As the development to which the conditions apply is now complete and occupied without provision of a suitable cycle and refuse store and the conditions require that they be provided prior to first occupation of the flats, the development is in breach of condition. Consequently, the details approved to the side of the restaurant must be provided in full and the recommended refusal to approve the details is accompanied by a recommendation to serve a breach of condition notice to require the implementation of the approved details.

5.0 Assessment of Landscaping Details

5.1 As part of the appeals in relation to 2014/0409/P (PINs ref: APP/X5210/A/14/2221155) and 2014/0416/P (PINs ref: APP/X5210/A/14/2221156) the Inspector considered that the acceptability of providing the refuse and cycle storage within the front elevation would be dependent on a substantial landscaping scheme at the front of the site. The submitted details would need to provide sufficient detail of the size and species of plants, whether they would be in containers or planted in the ground, a timetable for implementation or arrangements to secure their retention and replacement if necessary. Details of the size, species and number of plants is shown, however, a timetable for implementation and arrangements of how they would be retained and replaced have not been included; although the offer to conclude a Section 106 is noted. Having regard to the fact that the Council seeks a larger more secure structure to meet the technical needs expressed above, it is considered that landscaping space would be inadequate and would not mitigate the harm that would result.

7.0 Recommendation 1: Refuse the Details

7.1 Reason for refusal: The proposed cycle and refuse stores are physically constrained and technically inadequate to meet the Council's standards and fail to provide a secure and weatherproof structure which would discourage the ownership and use of cycles in a car-free development contrary to Policy CS11 (Promoting sustainable and efficient travel) and policies DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

8.0 Recommendation2: That the Head of Legal Services be instructed to issue a Breach of Condition Notice under Section 187A of the Town and Country Planning Act 1990 as amended and officers be authorised in the event of non-compliance, to prosecute under that section.'

8.1 The relevant planning permission to which this notice relates is the permission (ref: 2011/3819/P) granted on 30/03/2012 for the Change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation at Carob Tree Restaurant, Highgate Road.

The Notice shall state the alleged breach of condition as:

8.2 The failure to provide the waste storage area and cycle storage area prior to the first occupation of the new residential units as required by condition 9 and 10 imposed on the grant of planning permission ref: 2011/3819/P on 30/03/2012 and approved under .

Condition 9:

Notwithstanding the details hereby approved and prior to commencement of development, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Condition 10:

Notwithstanding the details hereby approved and prior to commencement of development details of a cycle storage area for a minimum of 4 cycles shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new residential units and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

Details relating to conditions 9 and 10 (details of cycle and refuse storage) of planning permission dated 30/03/12 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation were approved (ref: 2014/3461/P) on the 07/07/2014 .

Steps to be taken:

Within a period of 3 months:

1. To implement the approved waste storage facility and cycle storage facility in accordance with the details (location, design and method) as shown on approved drawing 15HR/PCD/101 Rev D in association with application ref: 2014/3461/P granted on the 07/07/2014. Or:

2. Cease the occupation of the new residential units on first to third floor level.