

Mr. Dominic Papa  
S333 Architecture + Urbanism Ltd  
70 Cowcross Street  
London  
EC1M 6EJ

Application Ref: **2015/0258/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

13 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**The Old Dairy**  
**7 Wakefield Street**  
**London**  
**WC1N 1PG**

Proposal: Details of waste storage required by condition 13 and cycle storage required by condition 17 of planning permission 2011/6032/P dated 14/03/2012 (for redevelopment of site to provide mixed residential/commercial buildings)

Drawing Nos: 1250/SK02A; 1250-11-003E

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

Informative(s):

- 1 Reasons for granting permission.

The proposed cycle store in the courtyard would provide 15 cycle parking spaces which meet the Council's cycle storage standards in size, location and design. The proposed individual waste stores next to the houses as well as the communal store next to the cycle racks would meet the Council's refuse and recycling storage standards in size, location and method of removal. As such the submitted details of cycle and refuse storage are considered acceptable.



The proposed stores are considered to be of an adequately small size, in discrete locations and high quality design to ensure they would have a minimal visual impact on the appearance of the host buildings, adjoining open space, conservation area, and have negligible impact on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.17, 6.9, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 29, 30, 35, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 2 (design details), 4 (sample panel), 5 (landscape), 8 (privacy screens), 12 (ventilation plant), 14c (contaminated land verification), 20c (archaeological results), 21 (bird/bat boxes), 22 (green roofs), 23 (security measures) of planning permission reference 2011/6032/P dated 14/03/12 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