

Mr Keith Simpson  
Simpson McHugh  
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Pebblewood  
King Endward Road  
Shenley  
Herts  
WD7 9BY

Application Ref: **2015/1237/P**  
Please ask for: **Tendai Mutasa**  
Telephone: 020 7974 **2353**

10 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**78 Fortune Green Road**  
**London**  
**NW6 1DS**

Proposal:  
Detail of visual screen, detail of cycle storage & method statement required by condition 3, 4 and 6 of planning permission 2012/1293/P dated 23/04/2012/P for; Erection of two storey dwellinghouse (Class C3) facing onto Rose Joan Mews (following demolition of existing garage).

Drawing Nos: 2762/1, 2762/2, 2762/3B, 2762/5, Revised ground floor plan/details showing cycle parking and Method Statement dated February 2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):



1 Reasons for granting permission:

The proposed "Sheffield" type cycle store would be of an appropriate size and design for the storage of one bicycle. As such the submitted details of cycle storage is considered acceptable.

The proposed privacy screen would appropriately limit views at an angle of 45 degrees thereby preventing future occupiers from looking into bedroom windows at No. 78. The details as submitted would not have any adverse impact on the character and appearance of the host building, street scene, or the surrounding area, nor would they impact on the amenities of adjoining occupiers.

The submitted Construction Method Statement confirms that employees to the site would not require vehicle parking; loading and unloading of vehicles would be done from Joan Mews and materials would be taken directly inside of the site. Because Rose Joan Mews is a narrow lane, the use of any skips is not required and also there is only very limited waste to be removed and this will be removed using a small pick-up truck. Where possible waste will be separated to allow for their proper disposal and recycling. Storage of materials will be within the confines of the site behind hoarding. Existing side party walls will help shield dust. All scaffolding will be erected with kick boards and green netting in order to minimise dust and to control dirt. The construction method statement has been assessed by a transport planner and is acceptable in terms of transport.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

No objections have been received and the site's planning history and relevant appeal decisions have been taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP22, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.11, 7.4, 7.5 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 56 -66 and 126-141 of the National Planning Policy Framework.

2 You are advised that all conditions relating to planning permission 2012/1293/P granted on 23 April 2012 which needed 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment