Camden

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Mr Tyen Masten
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Application Ref: **2015/3538/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

14 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**65 Compayne Gardens
London
NW6 3DB**

Proposal: Details of means of enclosure of private terraces and cycle parking required by conditions 4 & 8 of planning permission 2014/4949/P dated 30/12/2014 (for conversion of existing basement storage area into 2 flats)

Drawing Nos: 13-085-06-B, 13-085-23-00, 13-085-25-00 & 13-085-27-00

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

Informative(s):

1   Reasons for granting permission:

The applicant has provided details of the enclosure of the rear private terraces as required by condition 4. The terraces will be secured with a 1.1m dwarf wall/railing which will be sufficient to ensure building regulations compliance. The wall will be rendered to match the lower ground floor wall of the building and will thus be in keeping with the appearance of the building. Behind the wall/railing will be a hedgerow providing privacy to the terraces. The species of planting is native to the area and is considered to be appropriate for the intended purpose. The plans detail

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the location of steps into the terraces. These steps are considered to be appropriately located to provide defensible space to the front entrances. As such, the details submitted are considered to be sufficient to satisfy the requirements of the condition.

The applicant has provided details of a covered cycle store in the rear garden as required by condition 8. The cycle store will have 6 Sheffield stands (capacity for 12 cycles), which is more than required for the 2 flats proposed. The cycle store will be covered and have walls on 3 sides ensuring adequate weather protection for bicycles. While the enclosure will not have a locking door and is thus slightly less secure, given its location in the rear garden which itself will only be accessible via a locked side gate, the proposal is considered to provide adequate protection for bicycles. As such, the details submitted are considered to be sufficient to satisfy the requirements of the condition.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9, 7.4, 7.6, 7.8 and 7.19 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

2   You are reminded that condition 6 (details of tree protection) of planning permission 2014/4949/P granted 30/12/2014 is outstanding and requires 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