

David Carroll
Planning Co-operative
30 Altenburg Avenue
West Ealing
London
W13 9RN

Application Ref: **2015/4100/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

7 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
9 Kingscroft Road
London
NW2 3QE

Proposal:
Details of cycle and bin store required by conditions 3 and 5 of planning permission 2014/6762/P dated 01/07/2015 (for the change of use from nursing home (Class C2) to 5 x unit HMO (Class C4) with a studio flat at 1st floor and 1-bed flat at 2nd floor (Class C3)).
Drawing Nos: 05 B

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

Informative(s):

1 Reason for granting permission

A revised plan has been submitted with the cycle store to the side of the subject property (rather than at the rear of the garden). The size of the cycle store would be sufficient for 2 cycles, one either side of the stand. There would be sufficient space around the Sheffield stand to allow easy access. A brick enclosure for 5 wheelie bins is proposed. It would have timber doors and a felt roof and would provide space for 5 x 140L bins which would allow 2 bins for refuse, 2 for recycling and 1



for food waste. The bins would provide 700L of waste storage in total which is appropriate for the approved 5 unit HMO, studio flat and 1-bedroom flat. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission granted on 01/07/2015 ref: 2014/6762/P which need 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



Ed Watson
Director of Culture & Environment