

Mr Darren Jolley
WCEC Architects
South Building
Staple Inn Buildings
High Holborn
London WC1V 7PZ

Application Ref: **2015/4892/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Site at 264-270 Finchley Road
London
NW3 7AA**

Proposal:

Details required by condition 6 (Cycle storage) of planning permission 2014/3327/P dated 31/03/2015 (Erection of four storey building plus part basement comprising 13 residential units (2 x 1 bed, 7 x 2 bed & 4 x 3 bed) following demolition of 4 x 4 bed single family dwellinghouses.).

Drawing Nos:

Email from Darren Jolley dated 2nd October 2015, Dwg.No: 15-470A(00)00, 15-470PL-12 RevA.

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

Informative(s):

- 1 Reasons for granting permission:



The details submitted in relation to condition 6 show a secure and covered cycle storage area for 26 cycles. The facility shall be provided in its entirety prior to the first occupation of any of the new residential units and permanently retained thereafter.

The proposal would provide 26 cycle spaces located at basement level and accessed by a lift. This is one space more than the condition required and this is considered a slight improvement.

The applicant has demonstrated that in order to accommodate the Josta 2-tier cycle parking racks, a ceiling height of 2.7m is provided and a clear space of 3m in front of the stands are provided to allow sufficient space for loading on to the top racks. Transport Planning officers have reviewed the details and raise no objection.

With the above taken into consideration, the condition is approved as the cycle parking details are in accordance with policies CS11 and DP18 of the Local Development Framework Core Strategy and Development Policies, Camden Planning Guidance 7 (Transport) and the London Plan 2015, consolidated with alterations since 2011.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment