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London  
E2 7HR

Application Ref: **2015/3269/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

25 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**62 Hampstead High Street**  
**London**  
**NW3 1QH**

Proposal:  
Details relating to conditions 5 [Cycle storage provision] and 6 [Construction Management Statement] of planning permission dated 17/11/2014; reference 2014/1144/P; conversion of maisonette into self-contained flats including external alterations.  
Drawing Nos: 219.PL.101 (cycle storage plan - option 2); Construction Management Statement (CMS), Ref. MP50, dated 28/05/2015, 11/08/15, Revision No: 02; WKD Builders & Decorators Ltd.

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

#### Informative(s):

- 1 Reasons for granting permission.

Condition 5: - The proposed cycle storage has been revised and would provide 4 covered, secure and fully enclosed accessible cycle parking spaces ("Sheffield" stand) rather than the previous 9 spaces. This level of provision is in accordance



with the minimum requirements of the London Plan. In acknowledgement of the unique circumstances, the location and space constraints at the site, it is considered that on balance the revised proposal is considered acceptable and is in accordance with CPG7.

The cycle storage space would be internal, not visible from the public realm and is considered to be suitable for reasons discussed above and would have no impact on the appearance of the host building; or the character and appearance of the Hampstead Conservation Area.

Condition 6: - The revised Construction Management Statement (CMS) has been reviewed by Transport colleague and is satisfied that the CMS is in accordance with LDF and CPG7 guidelines. No objections were raised.

Special attention has been paid to the desirability of preserving or enhancing the character or 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 details are in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.9, 7.4 and 7.6 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 there are no outstanding conditions related to this planning permission granted on 17 November 2014 (reference 2014/1144/P) 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

