

Ms Nicola Chambers  
Roman Pardon Architects  
8 Dalmeny Road  
London  
N7 0HH United Kingdom

Application Ref: **2015/6512/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

18 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**147 Kentish Town Road**  
**London**  
**NW1 8PB**

Proposal:  
Details required by condition 5 (Waste storage) and 6 (Bicycle storage) permission 2014/5900/P dated 28/01/2015 (Erection of building comprising three storeys plus basement).  
Drawing Nos: 1509\_1100RevB, 1509\_1099RevA.

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

Informative(s):

- 1 Reason for granting.

The original planning permission 2015/3512/P required details of cycle spaces as well as associated refuse storage. The submitted details of cycle storage and waste/recycling storage are considered acceptable.

The proposal would provide 16 cycle parking spaces, 8 within the basement and 8 on the ground floor using the 'Josta' two-tier system. It would be unable to meet the



London Plan standard to provide 20 cycle spaces (1 per residential unit created (8) and 16 commercial), this is justified due to the site constraints in terms of space and the mixed use nature of the site. The current plans are an improvement with regards to access compared to original the planning scheme which originally proposed all cycle parking within the basement which is not far from the lift. The storage areas are considered to be easily accessible, safe and secure in their design.

The refuse storage would be positioned on the ground floor and would be facing out towards Castle Road. They would be located close to the pavement and within 10m of the public highway which is in line with the Council's requirements. There would be 1 x 240 ltr wheelie bins for food waste collection, 1 x 1100 ltr for general waste, 1 x 660 litre for dry mixed recycling and 2 x 940ltr bins.

The refuse storage exceeds the minimum requirements, and the container and access complies with Camden's Planning Guidance. As such, it is considered that there would be sufficient provision for the storage and collection of waste and servicing.

The full impact of the proposed development has already been assessed. The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building or the amenity of adjoining occupiers.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS6, CS11, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP17, DP24 and DP26 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 London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 35 and 56 -66 of the National Planning Policy Framework.

- 2 You are reminded that conditions 3 (Material samples), 4 (Design details), 8 (Noise details) of planning permission allowed on appeal on 22/07/2015 reference 2014/5900/P are outstanding and require 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, flowing script.

Ed Watson  
Director of Culture & Environment