

Mr Dan Ruddick
dMFK
119 CHOLMLEY GARDENS
WEST END LANE
LONDON
NW6 1AA

Application Ref: **2015/5651/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

9 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44 Westbere Road
London
NW2 3RU

Proposal:

Details of cycle storage required by condition 4 and details of waste storage required by condition 5 of planning permission 2015/3077/P dated 16/09/2015 (for the conversion of 6 bed single family dwellinghouse into 4 flats (1 x studio, 1 x 1 bed, 1 x 2 bed and 1 x 3 bed) and alterations to fenestration on front, side and rear elevations).

Drawing Nos: A100 Rev. C, A952 Rev.A, A953 Rev.A, and bike storage details received 08/12/2015

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

Informative(s):

- 1 Reasons for granting permission.

The original planning permission dated 16/09/2015 (ref: 2015/3077/P) required that details of 7 cycle spaces for the 4 residential units be provided as well as associated refuse storage. The submitted details of cycle storage and



waste/recycling storage are acceptable and meet the Council's recommended standards.

Two storage cabinets would be provided for 2 x 3 bicycles in the front and rear garden, and one storage space would be provided inside the building (7 in total). The units are considered to be easily accessible, safe and secure in their design.

The refuse storage would be positioned at the front of the site within a timber structure. This would be located very close to the pavement and within 10m of the public highway which is in line with the Council's requirements. There would be 3 wheelie bins, 2 x 240ltr general refuse and 1 x 240ltr recycling. The refuse storage exceeds the minimum requirements, and the timber storage unit 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 advised that all conditions relating to planning permission granted on 16/09/2015 reference 2015/3077/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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment