

Mr Michael Lynas  
Lynas Smith  
1F Mentmore Terrace  
London  
E8 3DQ

Application Ref: **2016/1527/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

1 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**45 Holmes Road**  
**London**  
**NW5 3AN**

Proposal:

Details of cycle parking, refuse and re-cycling storage in relation to conditions 2 and 13 of 2015/3131/P dated 28/01/2016, for; Erection of a three storey extension above ground floor level to provide 8 x residential units with associated amenity space, landscaping and servicing.

Drawing Nos: PC 2 and 13 Cycle Parking and refuse/recycling store revision P4.

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

Informative(s):

- 1 Reason for granting planning permission:

Condition 2 requires the submission of the details of the cycle storage area in accordance with Policies CS11 and DP17 of the LDF. The policy requires a total of 15 spaces, but 16 cycle spaces shall now be provided, incorporating 2 x Sheffield stands, one of which would be two tiered with appropriate clearance area of over 2.75m. The proposed cycle storage facilities meet the Council's cycle storage



standards in size, location and design. As such the submitted details of cycle storage are considered acceptable.

Condition 13 requires details of the refuse and recycling storage facilities to be approved prior to first occupancy. Appraised by the waste management team, the 2 x 1,100L Euro bins are accessed fully in both directions for both the residential and commercial uses. The proposal would also incorporate a food waste bin of 140L for the residential use. As such, the details are considered acceptable.

As such, the proposed details are in general accordance with policies CS5, CS7 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9, 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, 29, 30, 35, 56-66 of the National Planning Policy Framework.

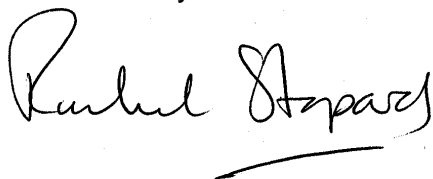
- 2 You are reminded that condition 5 [lifetime homes features and facilities] of planning permission ref. 2015/3131/P granted on 28/01/2016 is outstanding and require details to be submitted and approved. The details for condition 6 [bird and bat box locations], 7 [Sustainable urban drainage system], 8 (Green roof) and 11 (Acoustic protection measures) are currently under consideration.

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



Rachel Stopard  
Director of Supporting Communities