

Mr Declan Carroll
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2016/1579/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

5 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Site at 53 Fitzroy Park
London
N6 6JA**

Proposal:

Details of cycle storage required by condition 15 of the planning permission 2015/2197/P dated 29/05/2015, for; Erection of a three storey single dwelling including basement level, green roof, solar panels and landscaping following demolition of existing dwelling (Class C3).

Drawing Nos: 1317-PL-501

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for approval of details

The original planning permission dated 29/05/2015 (ref: 2015/2197/P) required details of cycle storage. The submitted details of cycle storage have been considered acceptable.



The applicant is to provide a Sheffield Stand with four cycle parking spaces to the front of the house, whilst the Council would like secure and covered cycle parking spaces, given the wording of the condition, in this instance the proposal has been considered acceptable.

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.

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 DP25 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 2016; and paragraphs 14, 17, 29-30, 35 and 56 -66 of the National Planning Policy Framework.

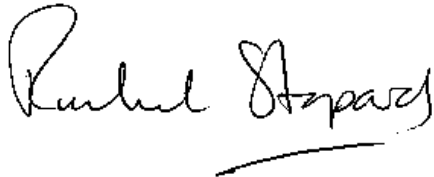
- 2 The applicant is advised the relevant pre-commencement conditions relating to the relevant part of the development of planning application ref. 2015/2197/P granted 29/05/2015 and associated planning ref. 2011/1682/P granted 16/11/2012 should be submitted accordingly.

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