

Matt Beaton
Adam Architecture
Old Hyde House
75 Hude Street
Winchester
Hampshire
SO23 7DW

Application Ref: **2016/1209/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
87 Avenue Road
London
NW8 6JD

Proposal:
Details required by condition 11 (Cycle storage) of planning permission ref: 2012/4594/P dated (25/02/2013) for the erection of two storey building plus roof level, basement and sub-basement for use as a single-family dwellinghouse.
Drawing Nos: 6525/16 A, (20) 111.

Informative(s):

1 Reason for granting

The original planning permission dated 25/02/2013 (ref: 2012/4594/P) required details of cycle storage. The submitted details of cycle storage are considered acceptable.

The applicant is to provide a Sheffield Stand with two cycle parking spaces by the



car stacker at the basement level and the cycles would be taken by the lift.

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 policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

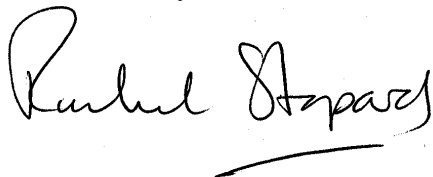
- 2 You are reminded that condition 4 (green roof) of planning permission granted on 25/02/2013 (reference: 2012/4594/P) is outstanding and requires details to be submitted and approved. Details for condition 12 (plant enclosure) have been submitted and are being assessed.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities