

Mr William Pottinger
Savage & Pottinger Design
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Application Ref: **2016/1573/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

20 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
84 St Augustine's Road
London
NW1 9RP

Proposal:

Details of external cycle and refuse storage facilities in relation to condition 5 & 6 of 2015/1968/P dated 07/10/2015 - Conversion of 4 bed 2nd floor maisonette to 2 flats (1 x studio, 1 x 2 bed) and extension to rear dormer roof extension, installation of inset rear roof terrace, increase in height of second floor rear extension, alterations and additions to windows on rear elevation

Drawing Nos: 10584/TP2/05 Rev 1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for approving the details:



The submitted details of cycle and refuse storage are acceptable with the details being in accordance with the Council's standards. Three parking spaces have been provided as per the wording of condition 5. The spaces would be secure and located on the front garden at ground floor level for ease of access. The covered refuse storage bins would be located in the front garden set behind the front boundary wall, 20cm taller. The refuse and cycle storage would be visible from the highway but not to an extent to result in detrimental character impacts to the public realm.

The site's planning history has been taken into account when coming to this decision.

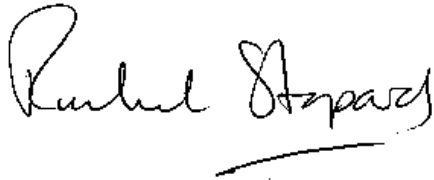
As such, the proposed details are in general accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

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