

David Scott Architects
29 Sarre Road,
London
NW2 3SN

Application Ref: **2016/1662/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

25 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted and Warning of Enforcement Action

Address:
149 Fordwych Road
London
NW2 3NG

Proposal: Details of Cycle storage and Refuse & Waste Storage required by Condition 4 and Condition 6 respectively of 2014/7937/P - Conversion of residential dwelling house (Class C3) to 2 x 1 bed, 1 x 2 bed and 1 x 3 bed flat (Class C3) with rear extension.

Drawing Nos: 001, photographs, details and correspondence via submitted by David Scott dated 22nd November 2016. Site location plan; 503/100.

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

Informative(s):

1 Reason for granting:

Condition 4 requires the submission of details of secure and covered cycle storage area for 6 cycles to be submitted to and approved by the local planning authority before any works begin on site. Condition 6 requires details of the location, design and method of waste storage and removal including recycled materials, to and approved before any works start on site.



With regards to the cycle storage, while a sufficient number of spaces are proposed, the scheme was revised to address concerns with security due to limited visibility/natural surveillance. Following negotiations, the parking has been amended to include 2 of the cycle the shed at the rear garden. The remaining 4 spaces would be located close to the side elevation north-west facings window cills of flat 1 and 2 the ground floor flats using wall mounted bike locking systems behind a side lockable gate, as such, all spaces are offering both a level of natural surveillance and security. It is not considered that the position of the spaces, due to the limited number of spaces would have a detrimental impact in terms of noise or disturbance given their position.

The details of the waste storage have been amended during the course of the application to revise the size of the bin enclosure to bring it in line with Camden's requirements. The proposed enclosure will accommodate 6no standard 240l which exceeds Camden's requirements (5no 240l and 1no. 130l). The individual bins would be taken out the stores by the residents themselves and left just behind the front boundary for the waste collectors. There is no step between the highway and the front forecourt where the store is located.

The enclosure would be constructed entirely in red cedar, these will be in vertical strips with a narrow gap for privacy and for ventilation, replicating the design of a similar structure at nearby Minster Road. The proposed material is considered acceptable.

The enclosure has been sensitively located so it is set behind the existing boundary wall limiting its visibility from the street.

With the above taken into consideration the bike and bin stores are considered acceptable for this development.

The planning history of the site has been taken into account when coming to this decision. No comments were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

As a bin enclosure and cycle storage which do not comply with the scheme hereby approved have been erected on site the unauthorised structures have been referred to the enforcement team to ensure the approved schemes are implemented.

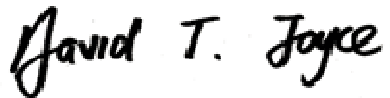
- 2 You are advised that all pre-commencement conditions relating to planning permission 2014/7937/P have been discharged.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Executive Director Supporting Communities