

Mr Tom Rutt
TR STUDIO
9 White Lion Street
London
N1 9PD

Application Ref: **2017/0433/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

25 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
28 Loveridge Road
LONDON
NW6 2DT

Proposal:
Details required by condition 5 (Cycle storage) and 6 (Waste and recycling storage) of permission 2016/5626/P dated 19/1/17 for; Conversion of house into 3 self-contained flats.
Drawing Nos: TRS040_GA_P_05.

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

Informative(s):

1 Reason for granting:

Condition 5 requires the submission of details of secure and covered cycle storage area for 3 cycles and Condition 6 requires details of the location, design and method of waste storage and removal including recycled materials.

With regards to the cycle storage, a sufficient number of spaces (3no.) are proposed, the scheme would create secure storage of bikes with wall mounted



bike stands within the internal communal area and one in the rear lockable shed for Flat A only that can be locked shut.

The proposed waste storage bins and enclosure will accommodate 3no. standard 140l which would meet Camden's requirements for external storage and collection of mixed dry recycling by households with a kerbside collection. 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 timber clad for privacy and for ventilation, 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 added planters above.

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.

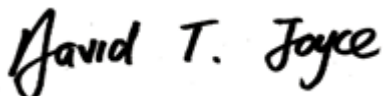
- 2 All pre-commencement conditions of the parent permission above have been discharged.

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



David Joyce
Executive Director Supporting Communities