



Regeneration and Planning
Development Management
London Borough of Camden
Judd Street
London
WC1H 9JE

117 Mount Pleasant Road
London
N17 6TQ

3rd March 2017

Dear Sir/Madam,

Re: Mamelon Tower, 149 Grafton Street, London, NW5 4AY
Planning Permission ref: 2015/1211/P - Application to discharge Condition 7

Please find enclosed an application to discharge Condition 7 of planning permission 2015/1211/P.

Condition 7 states:

“Before the development commences, details of the proposed waste storage area by way of its design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.”

The condition requires details of the waste storage and recycling to be submitted. The waste storage area is located at ground floor level and shown on approved drawing ref: 1704.Ex-21 which is included within this submission for ease of reference.

In her committee report, at paragraphs 6.25 and 6.26, the case officer notes the following:

Documents submitted with the application demonstrate that the waste and recycling facilities for the residential units would be situated east of the site at Grafton Road. This appears to be adequate to serve the development and the existing uses on site. However specific details regarding recycling and waste storage size will be secured via condition.

Comments have also been received regarding the doors to the waste storage area. These open outwards onto the property’s forecourt. The Highways Officer has expressed some concern as this is considered part of the public highway. However given its proposed use it is unlikely to be used frequently as such it is not resisted in principle and an informative will be attached as requested by the Transport team. In addition, these doors are existing bi-folding doors.

The principle of the waste storage has therefore been accepted as part of the planning application. To discharge the requirements of condition 7 details in relation to the size of the storage units and method of waste removal are required. These details are set out below.

Section 10 (Recycling and Waste Storage) of the Camden Planning Guidance 1: Design provides guidance on refuse and recycling requirements for residential developments with six or less residential units. The guidance states that residential developments of six dwellings or less are usually serviced by a kerbside recyclable and waste collection. In this case, it is not possible to store waste within each individual flat and therefore a communal waste storage area is proposed and the guidance on standards for waste storage for residential developments with seven or more dwellings should be adhered to.

The guidance advises that where communal facilities are required the total volume of all waste and recycling generated in a week should be calculated in accordance with the Table in paragraph 10.11 of the guidance.

The development is for five residential units (3x1 bed and 2x2 bed). The projected weekly waste per household for a one bedroom units is 100 litres. The projected weekly waste per household for two bedroom units is 170 litres. The total weekly waste arising for the whole development is shown in the table below.

Size of household	Number in development	Projected weekly waste per household (litres)	Waste produced from all households (litres)
One bedroom	3	100	300
Two bedroom	2	170	340
Total Weekly Waste Arising			640

The proposed refuse store has capacity for 6 x 1280 litre Eurobins and associated recyclable waste storage which is more than adequate to service the proposed development.

The proposed refuse and recycling area on the Grafton Road elevation will be accessed by residents from the recessed porch area. The refuse and recycling area will provide 5 bins to serve the five flats. 3 of these bins will be for general waste and 2 bins will be for recycling and provision will also be made for food waste.

The collection of waste can be made through the bi-folding doors on the front of the refuse and recycling store and this principle was accepted by the Council during consideration of the planning application.

I trust this application provides everything you need for its assessment however if you require any further information or clarification, please do not hesitate to contact me at your earliest convenience.

Yours sincerely

Sarah Ballantyne-Way MRTPI
Director
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