

Mr Dominic May
Method Architects Ltd
The Busworks United House North
Road N7 9DP United Kingdom

Application Ref: **2017/0427/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
5 & 6 Cliff Villas
London
NW1 9AL

Proposal:
Details required by Conditions 7 (cycle storage area) and 11 (refuse storage area) granted under appeal reference APP/X5210/A/14/2216978 (2013/7259/P) dated 16/09/2014 (Demolition of existing 4 storey building comprising 8 flats and erection of 6 storey building comprising 12 flats (Use Class C3)).
Drawing Nos: PL 600 Rev A and PL 602

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

Informative(s):

- 1 Reasons for granting permission.

The proposed external area for 12 cycles, by virtue of their size and accessibility, provides secure and covered storage which would meet the Council's cycle



storage standards. The details of refuse are also considered appropriate in terms of size, access and location and therefore the submitted details are acceptable. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. As such, the proposed development is in general accordance with policies CS5, CS11, CS14, CS15 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies D1, D2, A1, CC5 and T1 of Camden Local Plan Submission Draft 2016.

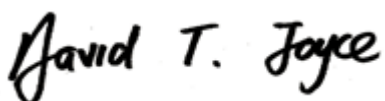
- 2 You are reminded that conditions 3 (facing materials), 4 (sample panel of the facing brickwork) and 10 (details of photovoltaic cells/solar water heaters) of planning permission granted under appeal reference APP/X5210/A/14/2216978 (2013/7259/P) dated 16/09/2014 are outstanding and requires details to be submitted and approved.

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
Director of Planning and Regeneration