

DAVID SCOTT
29 Sarre Road
London
NW2 3SN

Application Ref: **2017/1042/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

20 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**163 Fordwych Road
London
NW2 3NG**

Proposal: Details of Cycle storage and Refuse & Waste Storage required by Condition 6 and Condition 7 respectively of 2016/1832/P- Conversion of existing house to 5no. x residential units. Creation of gable-end roof to the rear, 2no. x side dormers and a rear single storey extension, alteration from pitched to flat roof to the existing rear extension, dated 27/6/2016.

Drawing Nos: Cover letter by email by David Scott dated 22/2/17, 001, Photographs of sample bin enclosure and bike hangers, DS001b.

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Reason for granting.

Condition 6 requires the submission of details of secure and covered cycle storage area for 5 cycles and Condition 7 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.



Cycle storage would be provided as follows: 1 space within the garden flat #2, a space within rear shed of flat 1 and 3 spaces within the side passageway, behind a lockable gate. All would be securely hidden from the public realm. Revised drawings show that the bike hangers would be accompanied by secure wall anchors for locks to ensure that they are fully secure. All spaces are offering both a level of natural surveillance and security. It is considered that the position of the spaces would not have a detrimental impact in terms of noise or disturbance given their position.

The details of the waste storage regarding the size of the bin enclosure would be in-line with Camden's requirements. The proposed enclosure will accommodate 7no 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 and is considered an enhancement when compared with having exposed bins in forecourt like some of the other properties on this road.

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 Fordwych and 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.

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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.

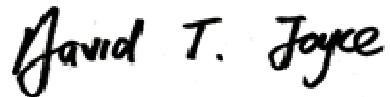
- 2 You are reminded that condition 8 (Noise insulation) of 2016/1832/P , dated 27/6/2016 is required to be discharged.

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 slanted style.

David Joyce
Director of Regeneration and Planning