

Mrs Tori MacCabe
Marek Wojciechowski Architects Ltd
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/1630/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

3 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
123 Broadhurst Gardens
London
NW6 3BJ

Proposal:
Details of cycle storage enclosure pursuant to condition 5 of planning permission 2016/4041/P dated 06/01/2017 for; Conversion of the building from 2 x self-contained flats into a single family dwelling and associated alterations including: a ground floor extension; new terraces at ground and first floor level; increase height of existing dormer windows; new rooflights and rear dormer extension.
Drawing Nos: P_02, P_03 and P_10A.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reason for approving details:

Condition 5 requires details of the cycle storage enclosure to be submitted and approved in accordance with Policies CS11 and DP17 of the LDF. The policy requires a total of 2 x cycle spaces would be provided to the flank (west) elevation



at lower-ground floor level within the building, the storage enclosure is expected to be fully waterproof, enclosed on all sides and secure. The proposal would provide 2 x cycle storage places. However, certain elements would not be fully compliant with CPG 7 due to being located at lower-ground floor level with no step-free access. The Transport Officer confirmed that the condition can be discharged in this instance due to the existing site constraints.

As such, the proposed details are in general accordance with policies CS5, CS7 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework and with Policies A1, D1, D2, T1 and T2 of the Camden Local Plan Submission Draft 2016.

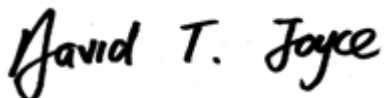
- 2 You are advised that all conditions relating to planning permission 2016/4041/P dated 06/01/2017, which need details to be submitted, have been approved.

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 Regeneration and Planning