

Theo Theodosiou
GT Associates
49 Cedar Rise
Southgate
London
N14 5NJ

Application Ref: **2017/2541/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

23 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
97 Camden Mews
LONDON
NW1 9BU

Proposal:
Details of 6 secure cycle storage condition 20 of planning permission (2016/3638/P) dated 17/01/2017 for change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses.

Drawing Nos: DET-106 REV B.

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

Informative(s):

1 Reason for approving details:

Condition 20 requires details of 6 secure cycle storage enclosure to be submitted and approved in accordance with Policies CS11, DP17 and DP18 (Paragraphs 18.12 and 18.13) which requires development to provide cycle parking facilities in accordance with the minimum requirements of our cycle parking standards. The proposed residential development consists of 2 units with 2 bedrooms or more.



Therefore 4 cycle parking spaces are required to meet the London Plan's minimum cycle parking requirement, however the condition stated 6 spaces as that was what was submitted by the applicant within the parent application. This exceeds the minimum number of cycle parking spaces required by the London Plan, and is welcomed by Camden.

The bike stands would be internal and secured behind locked doors, it shares the same storage as refuse, however given site constraints and revised plans to change to Sheffield stands as per CPG 7(Transport) guidance, the proposal is considered acceptable and this has been confirmed satisfactory by the transport officer.

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.

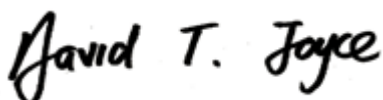
- 2 You are advised that from the parent permission above, the following conditions would be required to be discharged prior to commencement/occupation; 3 (a-c drawings and samples of materials), 5 (Maximum internal water use), 8 (Hard and soft landscaping), 10 (Sustainable Urban Drainage), 11 (Sustainable design principles and climate change adaptation measures), 12 (Refuse and recycling storage), 14 (Green roof), 15 (Solar panels), 17 (a-b Ground investigation) , 18 (A Pre-Demolition Asbestos Survey).

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