

Mrs Sarah Ballantyne-Way  
SBW Planning Ltd  
117 Mount Pleasant Road  
London  
N4 4NJ

Application Ref: **2017/1289/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

12 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**The Mamelon Tower**  
**149 Grafton Road**  
**London**  
**NW5 4AY**

Proposal:

Details of waste storage required by condition 7 of planning permission 2015/1211/P dated 03/05/2016 (for change of use of upper floors from ancillary PH accommodation (A4) to 5 flats; erection of 2 storey side extension and mansard roof extension).

Drawing Nos: 1704.C-01; Letter prepared by SBW dated 7th June 2017

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

Informative(s):

- 1 Reasons for granting permission.

Waste storage details have been submitted following planning permission for 5 flats (ref: 2015/1211/P). Permission was previously granted for 2 x 3 bed maisonettes (Class C3) at basement and part ground floor level at the subject site (ref: 2012/1882/P). Therefore, in total there are 7 flats (3 x 1-bed, 2 x 2-bed and 2 x 2-bed). Two 660 litre Eurobins and one 240 litre wheelie bin would be provided.



The provision of bulk bins rather than individual bins is in accordance with CPG1 which states this is appropriate when there are more than 6 households. The projected waste for 7 households (3 x 1-bed, 2 x 2-bed and 2 x 2-bed) would be 1120 litre. CPG1 states provision of bins should at least be split equally between refuse and recycling including provision for food waste. Therefore, the proposed waste storage is sufficient and would be in accordance with the requirements of CPG1 Chapter 10 'Recycling and Waste Storage'. There is sufficient space around the bins for access and a water tap has been provided for cleaning.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with 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; and policies A1, A4 and CC5 of the Camden Local Plan Submission Draft 2016.

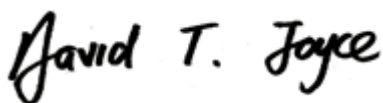
- 2 You are reminded that condition 8 (green roof) of planning permission granted on 03/05/2016 (ref: 2015/1211/P) is outstanding and requires details to be submitted and approved.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

