

Mr Enric Torner  
Torner Architects  
1 Wynyatt Street  
London  
EC1V 7HU

Application Ref: **2017/3771/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

5 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**77 Lawn Road**  
**London**  
**NW3 2XB**

Proposal: Details of cycle storage required by condition 4 of planning permission 2016/1737/P, dated 05/06/2017 (for creation of basement to form additional living accommodation and 1x self- contained 1-bed flat; alterations to driveway and boundary; alterations/extensions to host building; associated works)

Drawing Nos: LWN\_BB 01; LWN\_BB 03

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting

The proposal seeks to discharge condition 4 of planning permission 2016/1737/P, dated 05/06/2017.

Condition 4 requires the submission of details of a secure and covered cycle



storage area for 1x cycle to serve the newly created self-contained flat. The details provided illustrate 1x cycle parking space within the front basement lightwell and the applicant has confirmed that a Sheffield stand will be installed. Whilst the cycle storage is not covered, this would be difficult to achieve within the space available and, on balance, is considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP17 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policy T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

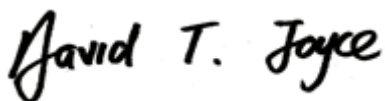
- 2 You are advised that conditions 3, 5, 7 and 9 remain outstanding. Application references 2017/3768/P (condition 3) 2017/3767/P (condition 5), 2017/3773/P (condition 8) and 2017/3983/P (condition 9) are currently pending determination.

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