

Dr. Philip Matthewman  
87-89 Prince of Wales Road  
London  
NW5 3NT

Application Ref: **2017/5135/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

5 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**87-89 Prince of Wales Road**  
**London**  
**NW5 3NT**

Proposal:  
Details of covered secure cycle storage as required by condition 4 of planning permission reference 2016/6285/P dated 25/08/2017 (Change of use of the upper ground and first floors from doctors surgery D1 to create 2 dwellings (C3) comprising 2 x 1 bed, alterations to fenestration, erection of painted metal gates and railings with spear heads to street boundary and construction of refuse, recycling and cycle stores).  
Drawing Nos: 4043-P.103-A, 4043-P.113

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

Informative(s):

- 1 The applicant has submitted detailed plans showing the proposed cycle storage for two bicycles through the installation of two Sheffield stands. The stands would be located close to the entrance of new residential units and would be covered and secure with access via a locked gate. The stands meet the size requirements for Sheffield stands and are therefore considered acceptable.



The site's relevant planning and appeal history have been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The details are in general accordance with policies T1 and T3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016 and the National Planning Policy Framework.

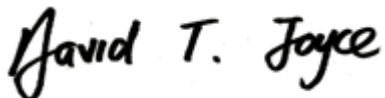
- 2 You are advised that all conditions relating to planning permission 2016/6285/P granted on 25/08/2017 which need details to be submitted have been approved.

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

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