

Mr Alan Morris  
Alan Morris Architect  
Unit 50, 1 Prince of Wales Road  
London  
NW5 3LW

Application Ref: **2017/4102/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

23 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**27 Leighton Road**  
**LONDON**  
**NW5 2QG**

Proposal: Details of conditions 6, 10 and 11 - (hard and soft landscaping works, cycle storage and bin storage) of planning permission 2016/4172/P, for erection of new dwelling house.

Drawing Nos: 140-P-004 Rev C, 01073SL, Ref: 1188SL, 140-P-008 Rev. A.

The Council has considered your application and decided to grant permission

#### Informative(s):

1 Reason for granting permission

A timber storage facility is proposed within the application site adjacent to the south boundary. This storage facility would comprise three cycle spaces which would provide secure and covered cycle parking. The proposed storage facility would also comprise a bin storage area for 3x 240 litre wheelie bins.



The proposed cycle store, by virtue of its size and accessibility, provides secure and covered storage to provide adequate cycle parking in this context. The details of refuse are also considered appropriate in terms of size, access and location and therefore the submitted details are acceptable.

The applicant has submitted details of the proposed landscaping and planting which is considered to be suitable for the site and would enhance the biodiversity of the site.

The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity. Overall 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. No objections were received prior to making this decision.

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

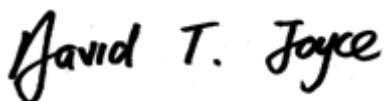
As such, the proposed development is in general accordance with policies D1, D2, A1, CC5 and T1 of Camden Local Plan 2017.

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