

Mr Alex Yearsley
Future Planning and Development Ltd
2 Wardrobe Place
London
EC4V 5AH

Application Ref: **2017/5456/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

5 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 Kingscroft Road
London
NW2 3QG

Proposal:

Details pursuant to conditions 4 (cycle storage) and 5 (waste storage) of 2017/3287/P dated 18/08/2017 for: Conversion of the ground and first floor maisonette into two x 1 bedroom self-contained flats, plus the retention of the existing 1 bed flat on the 2nd floor, and erection of refuse/cycle stores in the rear garden.

Drawing Nos: PL 00, PL 21 and PL23.

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

Informative(s):

- 1 The applicant has provided details of conditions 4 and 5 of planning permission 2017/3287/P dated 18/08/2017.

Condition 4 stipulates that storage for 4 cycles should be provided prior to the occupation of the new units. The applicant has submitted a plan in accordance with



the approved layout showing 3 x cycle enclosures to accommodate 2 x cycle per flats. The cycle store would provide secure and covered cycle parking. Thus, meets the requirements specified in Condition 4 which can now be discharged.

The proposed storage method of waste storage and removal including recycled materials, relates to condition 5. The bin enclosure will accommodate 6no. 240l refuse and recycle bin (2 x 240l pre flat) to the rear due to the small front garden and the waste and recycling wheelie bins would be placed in the front garden on bin collection day via the side passage. The proposal would meet Camden's requirements for external storage and collection of mixed dry recycling by households.

With the above taken into consideration the bike and bin stores are considered acceptable for this development.

The planning history of the site has been taken into account when coming to this decision. no comment was received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, D1, T1, T2 and CC5 of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework and Policy 2 of the Fortune Green and West Hampstead Plan 2015.

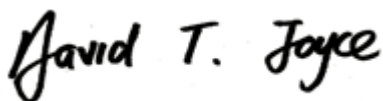
- 2 You are advised that all conditions relating to planning permission 2017/3287/P granted on 18/08/2017 which need details to be submitted, have been approved.

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



David Joyce
Director of Regeneration and Planning