

Matthew Brumby  
Pennington Phillips  
16 Spectrum House  
32-34 Gordon House Road  
London  
NW5 1LP

Application Ref: **2017/6641/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

21 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Flat 6**

**Maisemore Mansions**

**37 Canfield Gardens**

**LONDON**

**NW6 3JN**

Proposal:

Details of cycle parking pursuant to condition 5 of planning permission ref:2014/5553/P dated 26/2/15 for Conversion of 2 flats at ground & basement level into a 5 bed flat, including alteration of building fenestration, lowering of basement and associated landscaping works.

Drawing Nos: 5851-16 RevA.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval-

The cycle space is adequate in size and location and is in a secure enclosed space. It is behind a lockable door within the flat's lobby area near the main front



door. The space meets the size requirements and can only be accessed by the flat's occupiers. As the store is entirely internal, there will be no impact on the appearance of the host building and streetscene, on the character of the conservation area or on neighbouring amenity.

The site's relevant planning and appeal history have been taken into account when coming to this decision. The full impact of the proposed development has already been assessed

As such, the development is in general accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

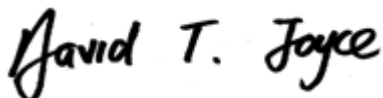
- 2 You are advised that all conditions relating to planning permission ref 2014/5553/P dated 26/2/15, which need details to be submitted, have been approved.

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