

Mr John Hough  
Oakley Hough Limited  
The Barn  
Stebbing Farm  
Fishers Green  
Stevenage  
SG1 2JB

Application Ref: **2017/4701/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

2 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Boydell Court**  
**St John's Wood Park**  
**London**  
**NW8 6NJ**

Proposal: Details of cycle storage area as required by condition 4 of planning permission 2017/0068/P dated 11/07/2017 for extension of ground floor management workshop/office space (Class B1a) and erection of first floor extension above to create 1 x 3 bed residential flat (Class C3).

Drawing Nos: 717/SK01; 717/405 C; Design Statement (received 18/08/2017).

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

Informative(s):

- 1 Reason for granting permission

The proposal seeks to discharge condition 4 of planning permission 2017/0068/P, dated 11/07/2017. Condition 4 requires the submission of details of a secure and covered cycle storage area for 2 x cycles to serve the new self-contained flat.



The submitted plans indicate that a covered cycle shelter will be provided to the rear of the property, adjacent to Boydell Court apartment building Block A. The shelter would comprise 4 A-shaped cycle stands capable of accommodating 8 cycles. This is in excess of that required by the condition and is intended to serve other flats within the estate in addition to the existing 3 sets of shelters and stands already provided.

The estate is gated and has its own concierge service and extensive CCTV coverage. The Council's Transport Officer has confirmed that this is considered sufficient to ensure the security of cycles left within the shelter.

The submitted details are therefore in general accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy; policy DP17 of the London Borough of Camden Local Development Framework Development Policies; and policy T1 of the London Borough of Camden Local Plan 2017, and are sufficient to discharge condition 4.

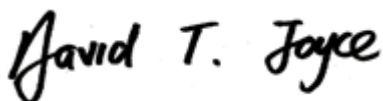
- 2 You are advised that all conditions relating to planning permission granted on 11/07/2017 (ref: 2017/0068/P) which need details to be submitted, have been approved.

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