

Mr Jon Evans
Metropolitan Development Consultancy
66 Bickenhall Mansions
Bickenhall Street
London
W1U 6BS

Application Ref: **2017/4149/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

28 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
27 Aberdare Gardens
London
NW6 3AJ

Proposal:

Details of cycle storage area as required by condition 8 of planning permission 2015/0483/P dated 26/06/2015 for the excavation of a single storey basement extension, single storey rear extension, and single storey rear outbuilding.
Drawing Nos: 7393/C8B.

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

Informatives:

- 1 Reason for granting permission

The proposal seeks to discharge condition 8 of planning permission 2015/0483/P, dated 26/06/2015. Condition 8 requires the submission of details of a secure and covered cycle storage area for 2 x cycles to serve the enlarged self-contained flat.



The revised details provided illustrate that a cycle storage shed with space for 2 x cycles would be installed in the rear garden of the property. The Council's Transport Officer has confirmed that the provision of the cycle storage in the rear garden would be more secure than if it were located in the front garden, and is considered acceptable in this instance as there is easy access from the rear garden to the street via a private side passage. The details provided are therefore considered sufficient to discharge the condition.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The proposed development is in general accordance with Policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP17 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policy T1 of the London Borough of Camden Local Plan 2017.

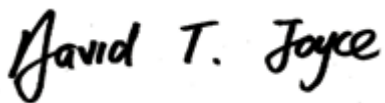
- 2 You are advised that conditions 5 (green roof) and 11 (replacement tree planting and landscaping) remain outstanding.

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