

Application ref: 2018/6308/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 6 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

RPS  
140 London Wall  
London  
EC2Y 5DN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**59 Maresfield Gardens**  
**London**  
**NW3 5TE**

Proposal: Details of a cycle storage required by condition 13 of planning permission granted on 26/08/2016 under reference 2015/3506/P for the erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling.

Drawing Nos: 1314A-PP-20 revision A

Informative(s):

1 Reason for granting permission-

The proposed cycle storage solution involves the installation of 2 Sheffield stands within a secure and covered cycle store at ground floor level to provide parking for 4 bicycles. The cycle store benefits from level access and is close to the entrance gate onto the street. The Sheffield stands are in accordance with CPG7 (Transport) and are considered acceptable to discharge condition 13 of planning permission granted on 26/08/2016 under reference 2015/3506/P.

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 building, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are considered acceptable and are in 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 reminded that conditions 3 (samples of materials), 4 (hard and soft landscaping), 12 (tree protection measures), 14 (energy statement), 15 (evidence of internal water use) of planning permission granted on 26 August 2016 (reference 2015/3506/P) are outstanding and require details to be submitted and approved.

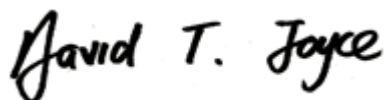
Details relating to condition 7 (SUDS) have been submitted and are currently under consideration.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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