

Application ref: 2019/3487/P
Contact: Samir Benbarek
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Date: 25 July 2019

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Ms Simoni Devetzi
23 Cranbrook Lane
London
N11 1PH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Guinness Court
St Edmund's Terrace
London
NW8 7QE

Proposal: Details as required by condition 4 (cycle storage) and 5 (suitably qualified engineer) of planning permission ref: 2017/1465/P dated 09/02/2018 for the conversion of existing waste/recycling refuse store to include excavation to create 1x 2bedroom self-contained flat and creation of associated lightwell within residential development (Class C3).

Drawing Nos: S01; S02; Ace Agreement 1 (appointment contract); CV of D. Barden.

Informative(s):

1 Reason for granting permission:

The submitted information in relation to the details of the proposed cycle parking and appointed engineer to carry out the excavation works are considered to be acceptable and satisfy the requirements of 4 and 5 of planning permission 2019/3487/P dated 09/02/2018.

Condition 4: The submitted details of cycle parking are considered sufficient in relation to cycle parking standards and its impact upon the surrounding area.

The cycle parking facilities would include 2x cycle parking spaces within the residential complex's cycle parking shelter.

Condition 5: The details submitted include a CV outlining the qualifications and experience of the appointed engineer that will oversee the temporary and permanent basement construction works. The appointed engineer is a member of the appropriate professional bodies and are suitably qualified to manage such works. The details are therefore sufficient to discharge the condition.

The full impact of the proposed development has already been assessed by planning permission ref: 2017/6515/P dated 15/06/2018.

One objection was received on the application which was duly noted.

As such, the details are in general accordance with policies A4 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions of planning permission ref: 2017/1465/P dated 09/02/2018 that require details have been discharged.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer