

Application ref: 2019/5993/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 7 January 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Keyythalli Design
115 Great Tattenhams
Epsom
KT18 5RB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Site to the rear of 84 - 86 Fortune Green Road
London
NW6 1DS**

Proposal: Details of cycle storage required by condition 2 of planning permission reference 2017/4844/P dated 20/07/2018 for the 'Variation of condition 9 (approved drawings) of application ref: 2013/1045/P granted on 14/03/2014 (and subsequently amended on 20/09/2016 under ref: 2016/2802/P, and 09/03/2017 under ref: 2017/1288/P) for the erection of part 2/part 3-storey building to provide 2 self-contained residential dwellinghouses; namely, changes to ground levels following site level survey, increase in depth of first floor by 114mm, changes to footprint of boundary wall adjacent to no.82, erection of a single storey rear extension rather than a detached outbuilding and re-positioning of cycle and refuse storage to rear courtyard.'

Drawing Nos: 470/SP1

Informative(s):

1 Reason for approval of details:

Details of the proposed cycle storage area for two cycles per dwelling have been submitted. The details show a lockable bicycle shed within the rear courtyard of each dwelling, measuring 1.9m long, 0.8m wide and 1.3m high. The bicycle store can be accessed via the dwellinghouse or the side passage

way which provides secondary access to the rear of the properties.

The proposed cycle storage would be step-free, secure and covered, in accordance with the requirements of the Council's Transport CPG and policy T1 of the Camden Local Plan 2017. As such, it is recommended that condition 2 is discharged.

- 2 You are reminded that conditions 6 (sample panel of facing materials) and 8 (evidence of compliance with Building Regulations Part M4 (2)) of planning permission granted on 20/07/2018 (reference 2017/4844/P) are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer