

Application ref: 2020/1180/P  
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Date: 4 June 2020

**Development Management**  
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Mr Scott Levy  
70 Charlotte Street  
W1T 4QG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**6-10  
Lissenden Gardens  
London  
NW5 1LX**

Proposal: Details of cycle store, refuse store and tree protection as required by conditions 5, 6 and 11 of planning permission 2016/4935/P dated 17/07/2017 (for erection of a two storey roof extension to create 9 self-contained residential units).

Drawing Nos: Planning condition 5 - Cycle Storage Issue 05(03/06/2020), Planning condition 6 - Refuse Storage Issue 05 (03/06/2020), Tree Protection Updated (11/04/2020), BS:5837:2012 Tree Survey, Arboricultural Method Statement and Tree Protection Plan by Usherwood Arboriculture dated 30/01/2020 and P01a.

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Condition 5 seeks details of 18 cycle stands which are secure and covered for residents. The applicant has provided details of two tier josta stands housed within a secure structure on the forecourt, finished in black corrugated metal to match the roof extension. This location is where the original planning application envisaged the cycle storage would be. The height of the enclosure is considered appropriate in the context of the high boundary wall which it would sit alongside. No objection is raised to the approval of condition 5.

Condition 6 requests details of refuse storage to be provided for the 9 new residential units. The applicant has calculated the requirements for general waste, recycling and food waste in accordance with the Councils guidance. It is

proposed a refuse storage to be located within the forecourt to the opposite side of the cycle store. The enclosure would house 5 bins, it would be locked and constructed in metal to match the cycle store. It is considered the details are sufficient for the approval of condition 6.

Condition 11, requires the submission of details of the tree protection for retained trees. The applicant has provided details which includes hessian wrap and fencing around the trees. The proposed measures have been reviewed by the Councils Trees officer and considered appropriate and in accordance with BS5837:2012. No objection is raised to the approval of condition 11.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies T1, CC5, A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 8, 9, 10 of planning permission 2016/4935/P dated 17/07/2017 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



Daniel Pope  
Chief Planning Officer