

Application ref: 2020/2625/P
Contact: Raymond Yeung
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Date: 19 June 2020

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Iceni Projects
Da Vinci House
44 Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
10 King Henry's Road
London
NW3 3RP

Proposal: Details of cycle stands as required by condition for allowed appeal ref no: APP/X5210/C/18/3219239 for 2018/0942/P; Change of use from 2 residential units (Class 3) to museum (Class D1) including the erection of a single storey rear conservatory and alterations dated 12 March 2020.

Drawing Nos: Cover letter and appendices by Iceni dated 8 June 2020.

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

Informatives:

1 Reason for granting details:

This application seeks to discharge this condition by providing the relevant details of the location of the cycle stands and the specification of the cycle stand.

The submitted documents propose to locate the cycle stands in the front garden of the property. This was discussed at the site visit of the Public Inquiry with the Inspector who suggested that the eastern corner of the front garden was the most appropriate location because it is the most accessible location for visitors. At the site visit the potential for a covered cycle stand was discussed, but it was agreed that this would be detrimental to the character and appearance of the Conservation Area, given that the cycle stand had to be

located at the front of the property for accessibility reasons. It was therefore agreed that an uncovered stand would be appropriate in this instance.

It also seek to provide step free access to the cycle storage area, by creating a small concrete ramp from the entrance by the gate, down into the front garden, where there is a level change of circa 200mm.

The installation of two Sheffield type stands with a galvanised steel finish as shown in submitted documents. The spacing dimensions would and style of stand is acceptable under Camden's CPG.

The proposed cycle storage would be secure, covered and benefit from step free access in accordance with CPG Transport, and as such, the submitted details are considered sufficient to satisfy the requirements on condition 4.

No objections have been received. The site's planning history has been taken into account when coming to this decision. 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 or on neighbouring amenity.

As such, the submitted details are in general accordance with policy T1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 3 part (i) requires a Museum Management Plan to be submitted to the Council within 6 months of 12th March 2020 for approval and to include details of : means of communicating museum opening times to the public; arrangements for visits by parties including dropping off and picking up arrangements; measures to control noise; the placing of statues or artefacts outside the building (if proposed); external lighting (if proposed) and a timetable for the implementation of each element of the Museum Management Plan.

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