

Application ref: 2017/3806/P  
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Date: 23 July 2020

**Development Management**  
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Quod  
INGENI BUILDING  
17 BROADWICK ST  
LONDON  
W1F 0AX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

#### **Land at kiln place**

**(blocks 1-64 65-80 81-96 97-104 105-166 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between kiln place and meru close; land to the east of kiln place and playground between blocks 65-80 and 81-96)**

**London NW5**

Proposal:

Details of tree protection and cycle store required by conditions 5 and 9 of planning permission 2014/6697/P dated 31/03/15 (as amended by 2016/2651/P) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works).

Drawing Nos: Arboricultural Method Statement prepared by Tree Aware dated 12th June 2018; Tree Survey prepared by Tree Aware dated 31/05/2018; TCP 57193-10-01 Rev 0; TPP 57193-10-02 Rev 0; Bike hangar specification (Cyclehoop); Mini Bikehangar specification (Cyclehoop); Kiln Place Refuse Strategy Rev J 19 12 19; 116\_D\_574 P01

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting permission

The tree protection details have been reviewed by the Council's tree officer. The arboricultural method statement and tree protection plan are considered sufficient to demonstrate that the trees to be retained would be adequately protected in line with BS5937:2012.

The location of the communal cycle store was amended under 2019/4473/P subject to the completion of the legal agreement. As the original location of the communal cycle store is required for the wheelchair parking space, bike hangars (providing 14 cycle spaces) are now proposed. A bike hangar for 4 cycles would be located close to the junction of Lambie Street and Kiln Place and 2 bike hangars (for 10 cycles in total) would be located outside the site boundary within the Kiln Place Estate (in an area of existing hardstanding, located immediately to the south east of the playground). The location of the cycle stores have been reviewed by transport and the design and location of the cycle stores are considered acceptable. The 2 bike hangars located outside the site boundary have been approved under planning ref: 2020/0424/P.

The proposal would provide a further 10 covered, secure and fully enclosed cycle parking spaces within 5 of the new residential dwellings. This would consist of dedicated cycle stores at ground floor level within units 1.1, 1.2, 1.3, 1.4 and 1.5. Each cycle store would be capable of accommodating 2 bicycles. These facilities have been designed in accordance with the cycling section of Camden Planning Guidance document CPG7 (Transport). Cycle parking facilities would normally be provided within or directly adjacent to new residential dwellings as per CPG7 guidance. However, it is appreciated that space is at a premium. The concept of a communal cycle store for some of the residential dwellings is therefore acceptable on this occasion.

The application originally sought to discharge condition 13 - 'hard and soft landscaping'. Insufficient details have been submitted to discharge this condition. Therefore this application no longer seeks to discharge condition 13 and the applicant will resubmit a separate application to deal with this matter.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policies CS11 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that condition 13 (hard and soft landscaping) of planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P

dated 10/3/17 and 2017/4471/P dated 04/06/2018) is 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment