

Application ref: 2020/1442/P
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Date: 10 September 2020

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Cubic Building Surveying Limited
9
West Hill
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SW18 1RB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
332 West End Lane
London
NW6 1LN

Proposal:

Details of conditions 4 (Cycle storage) and 7 (mechanical ventilation system including air inlet locations) pursuant to planning permission 2019/2831/P dated 20/01/2020 for change of use of first and second floors from ancillary restaurant use (Class A3) to create 2 self-contained flats (Class C3); loft conversion involving installation of rear dormer and 2x front rooflights; creation of 2x rear roof terraces.

Drawing Nos: 5737-HAH-00-ZZ-DR-M-57-0100 REV P01; C13941 - 105 REVB;
Protect a cycle broacher no date and NUAIRE'S Q-AIRE and Q-Aire IAQ-Box.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting approval:

Condition 4 requires details of the cycle store area for 2 x cycles to be submitted and approved. The approved proposed layout plan for the permitted scheme indicated that cycle parking would be provided at ground floor level within a store beneath the rear external stair case. The plans submitted with this application instead show an external cycle store adjacent to the rear stair

case. The proposed cycle store would be a fully enclosed metal box supplied by Trimetals and known as a Protect-a-Cycle store. The information sheet submitted with the application states that the store can accommodate up to 3 cycles, although in practice it is likely that only 2 could be comfortably accommodated. The proposed store has been approved for use by the Police under the Secure by Design scheme and the insurance industry's Loss Prevention Certification Board.

Condition 5 requires full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler flues and as close to roof level as possible, to protect internal air quality. Sufficient detail has been provided to protect the amenity of residents.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the scheme has already been assessed under planning permission 2019/2831/P dated 20.01.2020.

As such, the proposed details are in general accordance with policies CC4 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 You are reminded that conditions 8 requires evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance is still 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
Director of Economy, Regeneration and Investment