

Application ref: 2020/2314/P
Contact: Obote Hope
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Date: 27 October 2020

Development Management
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Abbotswood Properties Ltd
2 Winnall Valley Road
Winchester
SO23 0LD
Hants

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**9 Mansfield Road
London
NW3 2JD**

Proposal:

Details required by conditions 2 (cycle parking) and 3 (bin stores) of planning application 2018/1872/P allowed on appeal under ref. APP/X5210/W/19/3236736 on 14 January 2020 for the erection of a part 2 storey, part 3 storey building with rear roof terrace at 1st floor level, to accommodate 3 x 2 bed and 1 x 1 bed flats, following the demolition of existing house, without complying with a condition attached to planning permission Ref 2013/7934/P, dated 27 October 2014.

Drawing Nos: 1002-PC11 REVB and cover letter from Abbotswood Properties dated 6th October 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reason for granting permission:

Condition 2 of the appeal decision requires details of a a scheme for cycle parking for 7 bicycles. Two bicycles would be stored externally in a metal storage unit to the front of the dwelling. It would be situated behind the front boundary treatment and not bring about a harmful impact on the host property. An additional 4 bicycles would be located in two separate stores within the rear garden which would have step free access from the ground floor flats. Although the users would need to bring the bicycles through the flat, there is limited space for all cycles to be stored at the front plus it is understood the cycle parking to front has previously been subject to burglary attempt. 2 x additional cycle storage area underneath the stairs would be provided internally that would provide 'step free' and secure access.

Condition 3 requires details of waste storage provision. The Council's 'Environment Services Technical Waste Planning Guidance' requires 120L per flat for refuse, 120L per for recycling, and 40L per flat for food = 1 x240L. The internal kitchen arrangement with 4 x 40L waste and the drawing submitted ensure that there would be sufficient bins in the waste stores to meet these requirements. The internal kitchen waste storage and the layout of the external waste store at ground floor level are considered acceptable and the development would provide adequate refuse facilities.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D1, A1, CC5 and T1 of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission granted on 2018/1872/P allowed on appeal on 14.01.2020 which need details to be submitted, have been 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

