

Application ref: 2020/3262/P
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 4 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

37 Clarence Gate
Manor Road
Woodford Green
Essex
IG8 8GN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 Torriano Mews
London
NW5 2RZ

Proposal:

Details of cycle storage and landscaping required by conditions 3 and 6 of planning permission ref: 2019/3494/P dated 17/01/2020 (for Change of use from office (Class B1a) to 3 x 2 bed residential flats (Class C3); removal of 2 parking spaces to be replaced with cycle storage and landscaping).

Drawing Nos: 2TM_SP_GA_00_01, 2TM_P_G100_00_01_A, Tree Location Plan, Landscaping Proposal document dated 06/08/2020; Method Statement for Landscaping Proposal dated 26/10/2020.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval-

Condition 3 of application ref: 2019/3494/P dated 17/01/2020 requires details of cycle storage. The plan indicates that 6 cycle storage spaces are within a secure and sheltered bike hangar. The hangar would have sufficient room to function and has been assessed by Transport Officers as acceptable. The details are considered to be acceptable in compliance with policy T1 of the

Camden Local Plan.

Condition 6 requires full details of hard and soft landscaping within the former parking spaces which are to be landscaped to make the proposed flats 'car free'. A hard landscaped pathway is proposed leading to the cycle hangar; this would be formed by retaining the existing blockwork and is considered to be appropriate. The remaining area would be given to soft landscaping, including perennial evergreen herbs in raised planters, wildlife-friendly semi-evergreen hedgerows in raised planters and a dry grassland in the area obtained from the removal of the bricks, intermixed with unplanted areas usable for residents to plant flowers or vegetables in raised bedding. These details have been assessed by the Council's Tree and Landscape Officers and are considered to be acceptable in compliance with policies A2, A3 & D1 of the Camden Local Plan.

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 streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies T1, A2, A3 and D1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref: 2019/3494/P dated 17/01/2020, 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
Director of Economy, Regeneration and Investment