

Application ref: 2021/2994/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 2 September 2021

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

Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**5 Templewood Avenue
London
NW3 7UY**

Proposal:

Details pursuant to condition 7 (Cycle Storage) of planning permission reference 2017/1229/P dated 29/08/18 (for conversion of 3 existing units to provide 2 units; erection of rear extension and side extension; installation of plant enclosure; excavation of basement; and other alterations).

Drawing Nos: 1046-AP14

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

Informative(s):

1 Reason for granting approval-

The proposed cycle parking for the site would comprise two enclosed and secure storage areas that could both be accessed at ground level with no need to traverse steps. Both storage areas would accommodate 2 bikes which is compliant with the policy requirement for 2 spaces for units with 2 or more bedrooms.

For unit 1 this would involve a metal locker located between the front lightwell

and landscaping. It would be set back from the principal elevation with planting for screening and so would not have an unacceptable visual impact on the appearance of the property.

For Flat 2 this would comprise a timber structure adjacent to the entrance door located down the side path and not visible from the front of the property.

The full impact of the proposed development has already been assessed. The cycle stores are acceptable in size, design and location. They would not have a harmful impact on the appearance of the host building and streetscene, on neighbour amenity or on the character of the conservation area.

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

- 2 You are reminded that conditions 4, 5 and 10 of planning permission ref. 2017/1229/P (dated 29/08/2018) are 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 2021.

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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer