

Application ref: 2021/3496/P  
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Date: 14 October 2021

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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**4-5 Torriano Mews**  
**London**  
**NW5 2RZ**

Proposal: Details of landscaping and cycle storage required by condition 4; details of waste storage and removal required by condition 7; and details of accessible and adaptable dwellings required by condition 8 of planning permission 2020/4633/P, dated 30/04/2021 (for: change of use from office to residential to provide 6 flats, plus external works)

Drawing Nos: 2038-NMC-00-00-DR-A-10004 Rev P1; 2038-NMC-00-00-DR-A-10107 Rev P1; 2038-NMC-00-00-DR-A-10003 Rev P3; Torriano Mews M4(2) Strategy, dated 07/05/2021

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

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge conditions 4, 7 and 8 of planning permission 2020/4633/P, dated 30/04/2021.

Condition 4 requires the submission of details of a scheme of landscaping and

a secure and covered cycle storage area for 12 cycles in the location of the two existing parking spaces. The reason for the condition is to limit the availability of parking, to provide greening and support biodiversity and to ensure the development provides adequate cycle parking facilities. The details provided have been revised during the course of the application, following comments from officers about the level of extra greenery being provided and the suitability of the proposed plants, given the relatively shady nature of the site. The revised details are now considered to be acceptable.

Condition 7 requires the submission of details of the location, design and method of waste storage and removal, including recycled materials, in order to ensure that sufficient provision for the storage and collection of waste has been made. The details provided indicate that the new residential bins will be installed adjacent to existing dedicated bin storage. Two 1100L bins (general waste and mixed dry recycling) and one 240L bin (food waste) are provided, which is acceptable.

Condition 8 requires that units 01 and 02 be designed and constructed in accordance with Building Regulations Part M4 (2), and that evidence demonstrating compliance be provided. The submitted plans indicate that the private entrance and spaces within the flats meet the requirements, which is considered to be acceptable.

As such, the submitted details are in general accordance with Policies T1, T2, A1, A3, A4, CC5 and H6 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2020/4633/P, dated 30/04/2021, 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer