

Application ref: 2022/0271/P
Contact: Ewan Campbell
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Date: 29 March 2022

Development Management
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Projection Architects Ltd
122 Carr Road
Northolt
UB5 4RF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**100 Constantine Road
London
NW3 2LS**

Proposal:

Details pursuant to condition 4 (cycle storage) of planning permission reference 2018/5632/P dated 09/05/2019 (for Conversion of single dwelling house into 1 x 3 bed flat and 1 x 2 bed flat, erection of rear dormer and creation of roof terrace at third floor level).
Drawing Nos: P-18.028 BR-27 (Rev D)

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

Informative(s):

1 Reasons for granting approval-

Condition 4 requires details of the cycle storage for 4 bicycles on site. The proposed ground floor plan shows a secure plastic storage unit 1.35m high for two bicycles in the front garden and a similar sized timber unit for two bicycles in the rear garden. Because of the access arrangements and approved subdivision, the two locations proposed are the only appropriate external locations for cycle spaces. Constantine Road already contains numerous front storage units similar to the one proposed and therefore does not impact on the character of the area. The size, location, design and materials of the stores are

considered acceptable.

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 host building and streetscene, on the character of the conservation area or on neighbouring amenity

As such, the proposed development is in general accordance with policies D1, D2 and T1 of the London Borough of Camden Local Plan 2017 and T6.1 of the London Plan 2021.

- 2 You are advised that all conditions relating to planning permission ref 2018/5632/P dated 09/05/2019, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer