

Application ref: 2022/4996/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal: Details of conditions 4 (waste storage), 5 (cycle storage) and 6 (water usage) of planning permission 2020/5851/P dated 02/03/2022 (for change of use of 11 market residential units (C3), as substantially implemented under 2018/0663/P dated 02/07/2018, to flexible temporary sleeping accommodation (Sui Generis)/residential units (C3) to be used as accommodation for the cancer patients (and their parents/carers) being treated at UCLH's Proton Beam Therapy Centre).

Drawing Nos: SK-312 Rev. A Planning - Bin Store Location Plan; SK-313 Tender 2 - Commercial & Residential Bin Store; Cycle Storage Location and Details (prepared by Marks Barfield Architects, dated 24/02/2022); Waste Management Plan (ref: JDF/JLLS/16/3476/TN02) (prepared by RGP, dated January 2023; Water Efficiency Calculator (prepared by GLP).

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

Informative(s):

- 1 Reasons for approving details:

A Waste Management Plan and associated drawings have been submitted to discharge condition 4, which requires the location, design and method of waste storage and removal, including recycled materials. These details have previously been approved under 2018/4790/P dated 11/02/2019, for the substantially implemented scheme 2018/0663/P dated 02/07/2018. An updated Waste Management Plan has been provided which reflects the revised scheme; however, no changes to the previously approved waste and recycling arrangements are proposed.

The submitted details confirm that all waste and recycling associated with the office and residential uses would be stored within separate bin stores, as illustrated on the submitted drawings, until planned collections take place. Waste and recycling associated with retail, café and the flexible office/healthcare uses would also be managed separately and be stored on-site until planned collection times. These arrangements would be unchanged from existing refuse collections. The bin stores have been designed in accordance with Camden Planning Guidance CPG Design for recycling and waste storage. Each bin store provides adequate space for the storage of waste and recyclables. The submitted details are acceptable and the condition can be discharged.

Details have been submitted to discharge condition 5, which requires a secure and covered cycle storage area for 33 cycles.

The approved plan (drawing number A-0502-PL) for 2020/5851/P showed cycle parking for 33 cycles in two tier racks in a small ground floor store adjacent to the residential entrance.

The submitted plan indicates that 32 cycle parking spaces in two tier racks and 1 M-shaped stand (1 space due to space constraints) would be provided in a ground floor store adjacent to the residential entrance as per the approved drawing.

The details have been reviewed by the Council's Transport Officer who deems them to be acceptable.

A Water Efficiency Calculator has been submitted to discharge condition 6, which requires the development to achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

These calculations demonstrate that their internal water use will be 101.74 litres per person, with 5 litres per person for external use.

As such the submitted details are sufficient to ensure the development contributes to minimising the need for further water infrastructure in an area of water stress.

No third party comments were received during the consideration of the application.

As such, the submitted details would be in general accordance with the requirements of policies A1, CC1, CC2, CC3, CC5 and T1 of the Camden

Local Plan 2017, and are sufficient to discharge conditions 4, 5 and 6.

- 2 You are advised that all conditions relating to planning permission 2020/5851/P granted on 02/03/2022 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