

Application ref: 2023/1658/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 15 May 2023

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

nineteen47
Unit B
Ryedale House
58 - 60 Piccadilly
York
YO1 9NX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**34-38
Eversholt Street
London
NW1 1DA**

Proposal: Details pursuant to condition 4 (cycle storage details) and condition 12 (planter box details) of planning permission 2022/4942/P, for change of use of the existing nightclub at ground and basement levels to provide a public house (Sui Generis) to include the replacement of the existing shopfront and signage, the installation of plant equipment, and the provision of an external customer seating area.

Drawing Nos: Basement Floor: Proposed Bike Ramp and Rack Detail, dwg. 220, 23.03.2023; Ground Floor: Planter Detail, dwg. 500, rev A, 05.01.2023; Covering letter, 21.04.2023, Nineteen47

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

Informative(s):

1 Reasons for granting permission-

This application is to discharge condition 4 relating to the provision of cycle storage details for 4 staff cycle spaces, and condition 12 relating to the provision of planter box details. Cycle storage is to be located in a proposed plant storage room within the site's basement level, accessed via an existing external staircase from Doris Way. The planter boxes are to be located at street level adjacent to the site's Eversholt Street frontage, within the outdoor seating area of the site's curtilage.

In relation to the cycle storage, the submitted details include a plan showing the type and location of the proposed cycle facilities. These facilities include four ground cycle racks, to be located in the plant storage room, and a bicycle wheel ramp, which is to be installed on the existing exterior staircase off Doris Way. The plan illustrates that a bicycle can be mounted onto the wheel ramp, wheeled down the staircase, and then manoeuvred into the plant storage room where there is adequate space to store four bicycles within the cycle racks to be provided.

The Council's Transport Officer has reviewed the submitted cycle storage details and considers the facilities provided to be acceptable for staff usage, where the cycle storage is provided within a secure room which can be locked and is only accessed by certain staff.

In relation to the planter boxes, the submitted details include elevational drawings detailing the form of the boxes and the make up of the inside of the boxes including drainage details, and a plan showing the location of the planter boxes. These details were assessed and considered acceptable as part of 2022/4942/P. In addition, the details include precedent images of the planter species (*Chamaerops Humilis* and *Soleririlia* plants) to be planted within the boxes, and maintenance details which are to water, feed and trim (to retain a clear trunk) the plants on a monthly basis. The planter species and maintenance regime are considered appropriate for the planter boxes. Implementation of these details will ensure the planter boxes are fit for purpose in terms of the visual amenity they are intended to provide.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies D1, A2, A3 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2022/4942/P dated 28/03/2023, 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