



Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Our Ref: 70098019

6 June 2024

Dear Sir / Madam,

PHOENIX HOUSE, 104-110 CHARING CROSS ROAD S73 APPLICATION TO VARY PLANNING PERMISSION 2018/3308/P

This letter has been prepared on behalf of Powis Street Property Company Ltd to support its recent application under S.73 of the Town and Country Planning Act (1990) (as amended), for a Minor Material Amendment (MMA) to planning permission 2018/3308/P which approves the development of a two storey roof extension with garden room and terrace to provide two x two-bedroom flats.

The submitted application seeks to amend the approved drawings within the planning permission to facilitate changes to the proposed bicycle storage. Specifically, it seeks to amend conditions 3 and 8 of the planning permission to amend the approved drawings (condition 3) and alter the wording of condition 8 relating to cycle storage.

Background

Planning permission was originally granted for the proposed development in 2017 under LPA Ref. 2016/5190/P (approved 30 June 2017). This was subsequently amended via two x S73 planning permissions, firstly in February 2018 (LPA Ref 2018/0403/P) and then most recently in September 2018 under LPA Ref 2018/3308/P.

The permission has been implemented as confirmed by a certificate of lawfulness approved on 7 May 2020 under LPA Ref 2020/1174/P.

The approved development permits the upward extension of the building by two floors to facilitate the provision of two x apartments. The two new apartments are to be accessed via the existing stairs and lift core accessed from the existing residential entrance to the building off Phoenix Street. In addition to the main access, a secondary proposed access was included within the permission off Charing Cross Road, utilising the existing emergency and service access for the building to provide cycle access. A proposed cycle store was then to be located to the rear of the building within an uncovered mezzanine floor (see Figure 1 below).

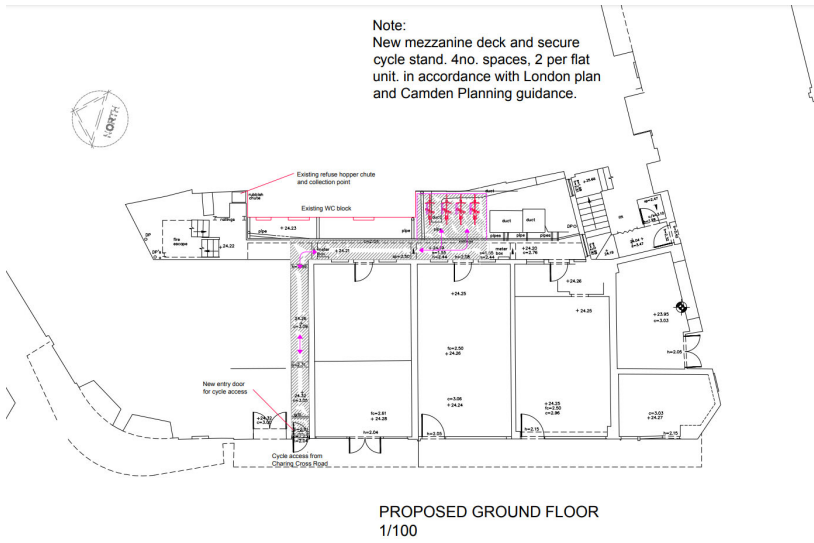


Figure 1 – Original Proposed Ground Floor Plan

Since these permissions, the adjoining Phoenix Theatre has obtained planning permission (LPA Ref. 2022/5537/P) for its expansion into the retail units at ground floor level within 103-110 Charing Cross Road. As part of this permission, the theatre has extended the internal accommodation to the rear of the building, to facilitate an accessible lift to the Dress Circle (See Figure 2). As a result, the internal corridor and bike store shown within Figure 1 above is no longer accessible to the proposed development and an alternative bicycle storage solution is required.

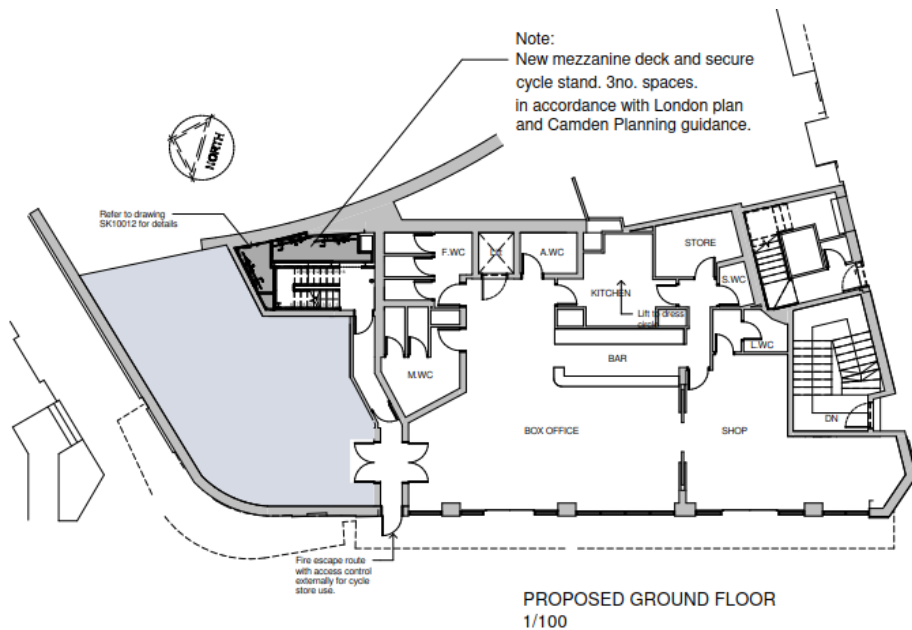


Figure 2 – Approved Theatre Ground Floor Plan and proposed new cycle storage location

Proposed alterations

The design have explored options to facilitate the cycle storage in an acceptable way whilst ensuring the theatre can be expanded as per the latest planning permission. This S73 application seeks to resolve this by moving the proposed four cycle storage spaces to a new mezzanine level to be located around the secondary stair-core. Following liaison with officers it has been agreed that the preference for this layout would be to provide three x wall mounted spaces within this area rather than four vertical stands. This means that there is only sufficient space for the storage of three bicycles rather than the four required by condition 8. Accordingly, the wording of this condition will need to be amended to reflect the revised designs.

As per the existing approval, the cycle store would be accessed from the secondary entrance onto Charing Cross Road via a keypad controlled access door. A secondary controlled access point is then proposed to the new mezzanine level for the users of the new cycle store and for waste collection from the existing chute.

The proposed ground floor layout has been amended accordingly to accommodate the approved theatre development. The changes include the layout of the corridor leading from the secondary access the stair case. The revised arrangement has incorporated an angled corridor arrangement to improve accessibility through the corridor for bicycles to access the store.

Justification

As noted above, the proposed changes to the cycle store provision are required to help accommodate the key elements of the Phoenix Theatre proposals. These changes will materially enhance the theatre including providing accessible facilities for visitors to the Dress Circle. We have sought to address this by providing alternative cycle storage provision at the same level and via the same access point.

The design team have consulted Chapter 8 of the London Cycling Design Standards (LCDS) to inform how best to layout the revised cycle provision. The LCDS identifies that residential cycle parking should be secure, with frames/racks with at least one wheel to be secured, well located, covered, fully accessible, and with managed access.

Whilst the revised location and solution is in a tighter area that does not meet the exact standards of the LCDS, there are some significant benefits compared to the existing approval.

The current approved cycle parking shows four x Sheffield type stands within an open area off the existing rear passage way. This arrangement was not secure as the passageway could be accessed by users of the ground floor retail units as well as any other occupiers of the existing residential upper floors. The revised arrangement will allow for the cycle storage to have dedicated and managed access security so only users of the cycle store will be able to enter the area.

The LCDS recommends that cycle storage is covered so is not exposed to the elements for long-term use. The previous arrangement located the cycle store within an open area to the rear of the building without the provision of a cover. This is rectified within the proposed NMA, with the relocated mezzanine store benefitting from a corrugated sheet roof that will protect the parked cycles.

Thirdly, the originally approved cycle store required navigation around the internal rear corridor including 90 degree turns. The LCDS suggests that this should be avoided as much as possible in the design and location of cycle storage and, accordingly, the layout of this corridor has also been



amended to provided an angled arrangement to facilitate navigating the passageway with a bicycle.

Accordingly, on three key metrics identified in the LCDS for long-term residential cycle storage, the revised location, layout and specification of the cycle store will be an enhancement against the current design. This improvement offsets the reduction in the number of spaces being provided.

CONCLUSION

Overall, the proposed changes to the development are minor and do not materially impact the appearance or function of the originally approved scheme. We trust, therefore, that this application can be approved without delay.

We trust that the submitted documents are clear, and that they will enable the application to be determined favourably.

Please do not hesitate to contact us if you require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Wood', written in a cursive style.

Michael Wood
Technical Director