

Camden Planning
Planning Office
London Borough of Camden
Town Hall
Judd Street
London. WC1H 9JE

For the attention of: Ben Greene (sent by email: ben.greene@camden.gov.uk)

Date: Wednesday 4 December 2024

Dear Sir

5 Bloomsbury Place London WC1A 2QP

Discharge from Condition 4 Planning Permission dated 25th September 2024 –Ref: 2024/0787/P

Following the grant of the above planning permission on 25th Sept 24 and on behalf of my client, Aspect International Language Academies Ltd (AILA), I am pleased to submit necessary details for your approval and the discharge of Condition 4 of that planning permission.

Condition 4 states:

Before the Use commences, details of secure and covered cycle storage area for sixteen (16) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

I have attached the draft Travel Plan highlighting the cycle parking facility for 16 cycles "option 3B", which is the Planning Authority's preferred option (I refer to your email of 20/11/24 to Ms. Jill Roberts of Messrs. Gunnercooke Llp) and which are secure and covered (as required).

In addition to this letter please note the completed application form submitted through the Planning Portal (Ref: PP-13610325).

Please note that the positioning of the 16 cycle spaces has been chosen to cause minimal impact to the occupants as well as surrounding area. It is a stand-alone outbuilding that is not affixed to the fabric of the main building or garden walling. It will not be visible from the neighbouring building (except at high level) or from Southampton Row.

We hope and trust that you find the information provided as sufficient for your assessment. Please confirm that the proposal is approved as soon as possible so that my client can arrange for the facility to be installed. Any delay will have a material and adverse impact on the language school business which is otherwise preparing to open later this month. Please let me know as soon as possible if you require further detail for your assessment and approval.

The main planning application was first submitted in February 2024 and granted on 25th September, some seven months later. As a result, we are under some considerable commercial pressure to resolve the matter. You will be aware that my client has already discharged all their S.106 Agreement obligations.

They are preparing to commence occupation, and use of the property, from 30th December 2024 and factoring in the time to actually install the cycle storage, we would be grateful for your urgent attention and would appreciate a reply no later than 11th December in order to accommodate this.

If you have any questions or need further information then please do not hesitate to contact either myself by email or phone (07793980489) or Ms. Jill Roberts at Gunnercooke Llp). We will look to address any concerns or issues that you may have immediately.

The requisite fee of £215 has been paid via the planning portal.

I look forward to hearing from you and my thanks for your attention and assistance with this matter.

Yours faithfully



Michael Boardman (Director) on behalf of MB&A Limited

Enclosures submitted via Planning Portal:

- i. Travel Plan
- ii. Site Plan and facility detail (as extracted from Travel Plan)
- iii. Completed Application Form



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