



06/12/2024

Discharge of Conditions Statement.

Project Address
Planning Reference

9 Northington Street, London, WC1N 2ES
P2022/1056/P

Development

Change of use from office (Class E) to residential (Class C3) TO FORM 4x, 2-bedroom units, including associated external alterations including secondary glazing, and the replacement of a window with French doors to the rear and 4x ASHP at roof level.

Introduction

This discharge of conditions statement has been prepared to accompany the application to discharge condition no. 8 however a full list of conditions has been included below for reference.

1
3 Year consent.
No discharge required.

2
Drawing and document numbers.
No discharge required.

3
Material compliance.
No discharge required.

4
Noise levels emitted from plant, machinery or equipment
No discharge required.

5
Noise levels emitted from plant, machinery or equipment installation
No discharge required.

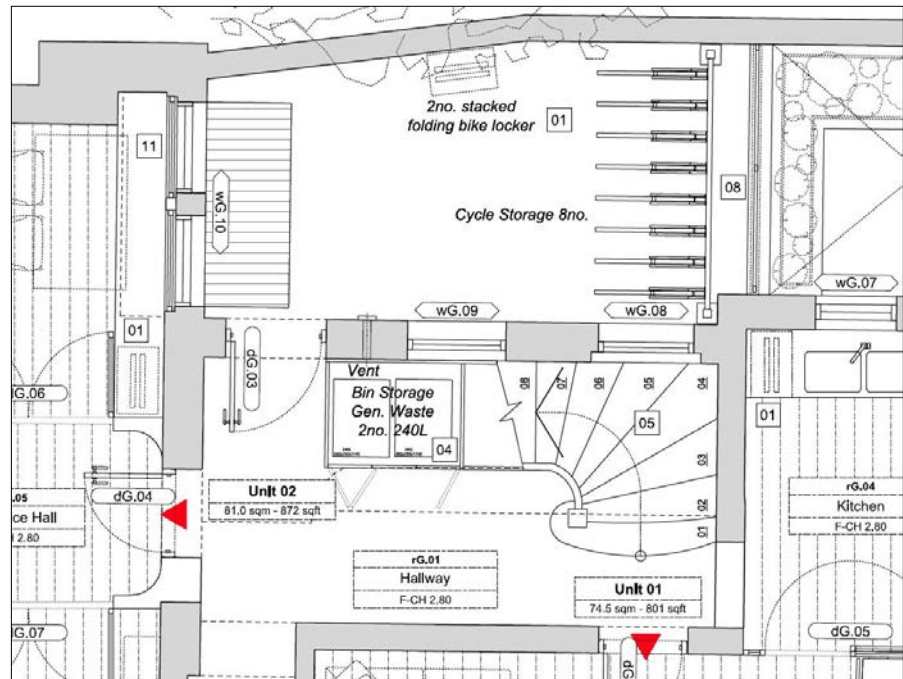
6
Water Consumption
No discharge required.

7
Active Cooling disabled
No discharge required.

8

Before the development commences, details of secure and covered cycle storage area for 8 cycles shall be submitted to and approved by the local planning authority. The approved facility shall therefore be provided in its entirety prior to first occupation of any of the new units, permanently retained thereafter.

The approved drawings outlined eight cycle spaces located in the rear courtyard, in addition to two folding bike lockers also located in the rear courtyard as per the extract of the approved ground floor plan below:



Approved Plan Extract, Drawing A_2000.

Where sufficient detail wasn't provided on the approved drawings for the cycle store, it is evident that eight cycles cannot be accommodated in this location. As such a proposed covered wall dock cycle shelter for eight cycles has been located against the rear boundary wall of the courtyards.

Two stackable folding bike lockers have been located internally within the cupboard below the staircase, re-locating the bins to more practical location in courtyard.

Please refer to the following supporting documents to discharge this application:

- 1896_PC08.01 Proposed Plan
- 1896_PC08.02 Proposed Elevation
- BikeDockSolutions Data Sheet
- Folding-Bike-Locker-Data-Sheet-2024-1

9

Carbon reduction targets
No discharge required.

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