

Delegated Report		Analysis sheet		Expiry Date:		05/12/2012	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Carlos Martin				2012/4984/P			
Application Address				Drawing Numbers			
38 Windmill Street London W1T 2JX				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of cycle storage required by condition 3 of planning permission 2010/5167/P dated 05/05/2011 for change of use of third floor offices (class B1a) and vacant first and second floors (Class B8) to create 6x two-bedroom flats (class C3), including rear extensions at first, second, third and fourth floors and associated external alterations.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		n/a					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The site is a six storey plus basement building on the south western side of Windmill Street. The building has a commercial ground floor frontage with two centrally located shop windows and vehicular and pedestrian entrances on either side. The site lies within the Charlotte Street Conservation Area and is referred to in the Conservation Area Character Appraisal and Management Plan as detracting from the appearance of the conservation area. The site is also in the Fitzrovia Local Area of the Central London Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies 2012

CS11: Promoting sustainable and efficient travel

DP17: Walking, cycling and public transport.

Camden Planning Guidance 7 – Transport, 2011

Assessment

Planning permission was granted on 05/05/2011 (reference: 2010/5167/P) for change of use of third floor offices (class B1a) and vacant first and second floors (Class B8) to create 6x two-bedroom flats (class C3), including rear extensions at first, second, third and fourth floors and associated external alterations. This permission was subject to the following condition.

Condition 3 states:

Before the development commences, details of the proposed cycle storage area for 8x cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

The submitted plans show provision of 8 cycle parking spaces. 5 Sheffield stands will be located within the ground floor of the building. This is considered acceptable.

Recommendation: Approve details.

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