

Delegated Report		Analysis sheet		Expiry Date:		31/05/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hugh Miller				2012/1902/P			
Application Address				Drawing Numbers			
64 CORAM MANSIONS Millman Street LONDON WC1N 3EG				See draft decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of cycle storage in accordance with condition 3 of planning permission 2010/5259/P dated 14/02/2011 for the erection of mansard roof extension to create 2 x 2 bedroom flats and refuse bin area to the rear of the existing mixed-use building (Class A3, B1a and C3).							
Recommendation(s):		Grant					
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 application site is a four storey mid-terrace building located on the east side of Millman Street. The property currently comprises a restaurant (Salaam Namaste) and office at the ground floor and basement and 6 flats above, 2 each on the first, second and third floors. It is proposed that 2 additional two bedroom flats be created in a mansard roof extension. The building is not a listed building, but it is located within the Bloomsbury Conservation Area.

Relevant History

November 2010 – PP Granted - Erection of mansard roof extension to create 2 x 2 bedroom flats and refuse bin area to the rear of the existing mixed-use building (Class A3, B1a and C3); ref. 2010/5259/P subject to s106 legal agreement and conditions.

Relevant policies

LDF Core Strategy and Development Policies

Camden Core Strategy and Development Policies

CS5 - Managing the impact of growth and development

CS11 - Promoting sustainable and efficient travel

CS16 - Improving Camden's health and well-being

CS19 - Delivering and monitoring the Core Strategy

DP17 - Walking, cycling and public transport

DP21 - Development connecting to the highway network

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

In February 2011, planning permission was granted for erection of mansard roof extension to create 2 x 2 bedroom flats and refuse bin area to the rear of the existing mixed-use building (Class A3, B1a and C3) and subject to s106 legal agreement and conditions as follows:

Condition 3

Before the occupation of the two new units, details of the proposed cycle storage area for 2 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.

The proposed cycle parking includes 4 spaces located at the lower ground floor level (in the garden to the rear of the property). It also includes a partially enclosed free-standing steel framed and polycarbonate roof shelter. As discussed in the approved delegated report, three spaces were initially identified but the applicant has indicated that 4 spaces would be possible without the access and the cycle storage space being compromised. Camden Planning Guidance; specifically CPG7 Transport suggests that covered and secure cycle parking should be provided within the building. In this instance therefore, the proposals do not fully comply with this guidance.

However, as the proposal was for a roof extension to the existing building; it is considered that in this instance and on balance, the proposed cycle parking facilities are acceptable.

Therefore, this application for the discharge of condition 3 (2012/1902/P) is on balance acceptable and no objections are raised.

Recommendation: discharge conditions 3.

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