

Delegated Report		Analysis sheet		Expiry Date:		22/03/2011	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Rob Willis				2011/0375/P			
Application Address				Drawing Numbers			
42 Priory Road London NW6 4SJ				See Draft Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of cycle parking pursuant to condition 4 of planning permission granted 21/12/10 (Ref: 2010/5660/P) for change of use of maisonette on ground, first and second floor levels to 3 x 2 bedroom residential flats and erection of single-storey rear extension to existing lower ground floor residential flat (Class C3).							
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:		N/A					

Site Description

The application site comprises a 4-storey Victorian semi-detached property that contains a basement flat with a maisonette on the ground, first and second floors. The site has planning permission for the change of use of the maisonette on the ground, first and second floor levels to 3 x 2 bedroom residential flats (see relevant history below). The property is located on the east side of Priory Road. It is not listed but is located in the Priory Road Conservation Area and is identified as a positive contributor to the conservation area.

Relevant History

2010/5660/P: Planning permission granted on 21/12/2010 for a change of use of maisonette on ground, first and second floor levels to 3 x 2 bedroom residential flats and erection of single storey rear extension to existing lower ground floor residential flat (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS11 Promoting sustainable and efficient travel
DP17 Walking, cycling and public transport

Assessment

This application provides information pursuant to Condition 4 (Details of proposed cycle storage) of planning permission 2010/5660/P, as granted on 21/12/10 (see relevant history above).

Condition 4 states:

Before the development commences, full details of the proposed cycle storage area for at least 6 cycles shall be submitted to and approved by the Council. The approved facility shall be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained as such thereafter.

The reason given for the condition is:

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.

Details of the proposed cycle storage area to be located in the front forecourt of the property (provision for 6 cycles) have been submitted, and these are in line with Camden's standards and therefore the requirements of policies CS11 and DP17. Although the condition did not make direct reference to policies which seek to control the impact on amenity and also design, officers have given consideration to both these issues and sought amendments to the proposal in order to address them.

Following discussions with the Council, the applicant has altered the position and orientation of the proposed cycle stands so that they are located towards the front boundary of the site (i.e. as far as possible from front elevation of the host building), and so that users are facing towards the street when attaching or removing bicycles. This will minimise the intrusion of cycle users on the occupiers of the basement flat, which has a front elevation window that faces the forecourt area. It is therefore considered that the positioning of the cycle storage area is acceptable in terms of amenity. An existing hedge to the front boundary of the application site would help to minimise the visual impact of the proposed cycle storage area.

Recommendation: Approval details

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