

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>02/12/2010</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	N/A

<b>Officer</b>	<b>Application Number</b>
Aysegul Olcar-Chamberlin	2010/5398/P

<b>Application Address</b>	<b>Drawing Numbers</b>
59 - 60 Russell Square London WC1B 4HP	See draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

**Proposal**

Submission of details of cycle storage pursuant to condition 3 of planning permission dated 05/11/09 (ref. 2009/1923/P) for change of use of first, second, third and fourth floors from offices (Class B1) to either office (Class B1) or educational facility (Class D1).

**Recommendation:** Refuse

**Application Type:** Approval of Details

**Conditions or Reasons for Refusal:** Refer to Draft Decision Notice

**Informatives:**

**Consultations**

<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

**Summary of consultation responses:** N/A

**CAAC/Local groups\* comments:** N/A  
\*Please Specify

**Site Description**

The application relates to 2 Grade II listed properties on the south east side of Russell Square in the Bloomsbury Conservation Area. The properties form part of a wider terrace of 9 houses which date from c.1800-03 designed by James Burton and later altered by PE Pilditch. They are constructed of multi coloured stock brick with rusticated ground floors and large terracotta dressings. It is a symmetrical terrace with projecting and taller end and central bays. The doorways are recessed and are reached via a short flight of steps. The front basement lightwells are bounded by railings, some of which are pierced by gate openings.

## Relevant History

### Original Planning Application:

**2009/1923/P** – Planning permission was granted on 05/11/09. Change of use of first, second, third and fourth floors from offices (Class B1) to either office (Class B1) or educational facility (Class D1).

Condition 3 of this planning permission states:

*“Before the development commences, details of the proposed cycle storage area for 8 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 T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

The applicant was also advised to make an application for the internal works (relating to the cycle storage at fourth floor level) in the decision notice.

### Other relevant applications:

**2009/4871/L** – Listed building consent was granted on 05/11/2010 for the internal alterations to include the installation two 5 x cycle stands at fourth floor level relating to condition 3 (details of cycle storage area) of planning permission ref. 2009/1923/P granted on 05/11/2009.

**2009/3845/P** – Planning permission was granted on 02/11/2009 for the installation of a lift to the front lightwell of number 60 Russell Square for disabled access from lower ground floor to upper ground floor. The associated listed building consent (ref: 2009/3846/L) was also granted on 02/11/2009.

## Relevant policies

### **LDF Core Strategy and Development Policies**

#### **Core Strategy**

CS11 – Promoting sustainable and efficient travel

#### **Development Policies**

DP17 – Walking, cycling and public transport

DP18 – Parking Standards and limiting the availability of car parking

## Assessment

The Council's transport planner raised concerns over the impact of the proposed educational use on the existing transport networks and conditions during the assessment of the original application (ref: 2009/1923/P). In response to those concerns, the agent proposed an internal cycle parking/storage space for 8 bicycles in the attic (on the fourth floor) level to mitigate the impact of the proposed use on the transport conditions. Condition 3 of the original planning permission requires the details of cycle storage.

The listed building consent (ref: 2009/4871/L) was granted on 05/11/2010 for the internal cycle storage within the roof void at fourth floor level which would be accessed via the internal lift from basement level to fourth floor level.

This application proposes cycle storage to be located in the front lightwell of 60 Russell Square below the stairs from the street level to the ground floor main entrance. Cycle stands for 10 bicycles (2 x Mottez 5 cycle racks) are proposed to be fixed on the ground of the front lightwell. The proposed cycle stands would only grip one wheel and would be contrary to the Council's guidance and policy D17.

Policy D17 requires high quality of cycle parking provision. Additionally, the Council's design guidance for cycle access –parking and storage discourages the stand that grip the wheel and states stands must be designed and positioned so that the cycle frame and both wheel can be secured to it. In that respect the Council's transport planner considered the proposed cycle stands to be unacceptable and recommended 4 x 'Sheffield' style parking stands instead.

The proposed cycle storage by reason of its location would be barely visible from the ground level and street views. The Council's listed building officer considered the external storage cycle to be a better arrangement than the internal one and raised no concerns in terms of impact on the appearance and character of the listed building. However the proposed cycle stands are considered not to provide a satisfactory secure storage for the bicycles by reason of their design.

Based on the submitted details and the comments received by the Council's transport planner, it is considered that the submitted details are contrary to policy CS11 of the LDF Core Strategy and policy DP17 of the LDF Development Policies Development Plan.

**Recommendation:** Refuse permission.

### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***