

Delegated Report		Analysis sheet		Expiry Date:		27/08/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sara Whelan				2009/3337/P			
Application Address				Drawing Numbers			
Osborne House 111 Bartholomew Road London NW5 2BJ				Please see draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of cycle parking pursuant to condition 6 of planning permission dated 25.6.08 ref 2008/1277/P (for redevelopment of the site including erection of part one, four and five storey building comprising Class B1 offices on ground floor and Sui Generis student accommodation (containing 54 self contained units plus shared facilities) on the ground and upper floors).							
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:		Not required to consult any neighbouring properties					
CAAC/Local groups* comments: *Please Specify		Not required to consult any local groups					
Site Description							
The application site relates to a site currently undergoing redevelopment including the erection of a part single, four and five storey building comprising offices (Class B1) on ground floor with 54 student units on the upper floors.							
Relevant History							
2008/1277/P - Redevelopment of the site including erection of part single, four and five storey building comprising offices (Class B1) on ground floor with 54 student units on the upper floors – approved 25/06/2008							

Relevant policies

Policy T3

Assessment

Background

Condition 6 of planning permission application 2008/1277/P, dated 25 June 2008 states:

“Before the development commences, details of the proposed cycle storage area for 60 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 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.”

Assessment

The layout of the stands is considered to be substandard in terms of the parallel stands being slightly too close together. Over the last year or so, officers have come to realise that dealing with the detail of cycle parking by condition can cause problems if insufficient space is left in the layout of the development for cycle parking. This is the case with this development; therefore the ability for the developer to increase the space for cycle parking is limited. As the distance between stands is only too small by a matter of 10 to 20cm, and given the difficulties of increasing the size of the cycle store, it is considered that on balance that the submitted layout would be acceptable.

Conclusions

The details of cycle parking are **acceptable** and the Council raises no objection to the discharge of condition 6.

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