

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/06/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Adrian Malcolm				2009/1851/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2-20 Winchester Road & 157 Fellows Road, London, NW3 3NT				2716- D018D & D020D, letter from Osel Architects dated 15/4/09.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Revised details of cycle storage pursuant to discharge of condition 17 of planning permission granted on 21/06/2006 (application reference 2005/5580/P) for redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units) , 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	FPP Transport- Details acceptable.						
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A						

## Site Description

The site stands at the southern end of Winchester Rd, south of its junction with Fellows Rd, in a primarily residential area around 200m from Swiss Cottage Underground Station. The application site itself was previously occupied by a post-war 3-storey block comprising ground floor shop units with 8 private 3-bedroom residential units above, plus hard surfaced parking/service areas to the rear of the block with access from Fellows Rd. A former 3-storey 4-bedroom house at the end of a post-war terrace of houses on Fellows Rd was also included in the application site.

## Relevant History

2005/5580/P- 21 June 2006: planning permission granted subject to a legal agreement for redevelopment to provide 3 new buildings of part 3/part 5 plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units), 416 sqm of commercial floorspace (comprising 208sqm Class A1 Retail, 104sqm Class A2 Financial and Professional Services and 104sqm Class B1 Business Use) and 41 car parking spaces with new vehicular access from Fellows Rd, plus associated hard and soft landscaping (following an earlier withdrawal of a similar scheme in October 2005).

The current application that is the subject of this report is a submission of details pursuant to compliance with one of the conditions attached to permission ref. 2005/5580/P (some conditions pursuant to implementation of this permission have already been cleared, while others are outstanding). This condition was previously discharged (2007/0036/P), however the applicant now wishes to change the approved details, hence the current application/

## Relevant policies

Replacement Camden UDP 2006:  
Policy T3 (Pedestrians and Cycling)

## Assessment

Condition 17 of planning permission 2005/5580/P reads as follows:

‘Details of cycle parking (including racks/housings) shall be submitted to and approved by the local planning authority prior to commencement of the development and shall be provided and retained for as long as the development remains in existence.

(Reason for condition: To ensure sufficient provision is made for the storage of cycles in order to encourage use of this sustainable mode of transport, in accordance with Policy TR22 of the Adopted Camden UDP 2000 and Policy T3 of the Revised Deposit Draft of Camden UDP 2004)’

The original approved details in respect of this condition provided 86 cycle parking spaces within the basement and sub-basement of the building fronting Winchester Rd to serve the 76 residential units within the development.

The applicant would now like to change this due to issues of logistic and security such that 74 cycle spaces are provided at sub-basement level of the (private) Winchester Rd block to serve the 51 private residential units and a further 28 spaces would be provided at the rear of the ground floor level of this block to serve the 25 affordable units within the development. This would be part of a wider reorganisation of space within the Winchester Rd block involving (amongst other matters) the redistribution of retail floorspace from ground floor to a new proposed arrangement spread across ground floor and basement (these proposals are part of an application for Certificate of Lawfulness has recently been submitted by the applicant, LBC Ref.: 2009/1872/P).

The submitted details are considered to be acceptable (note comments from Transport Planners) and are thus recommended for approval.

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