

Delegated Report		Analysis sheet		Expiry Date:	13/03/2009	
		N/A / attached		Consultation Expiry Date:	N/A	
Officer			Application Number(s)			
Sara Whelan			2009/0287/P			
Application Address			Drawing Numbers			
Princeton House 271 - 273 High Holborn London WC1V 7EE			Please see draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details of cycle storage area pursuant to condition 3 of the planning permission dated 12/12/08 (2008/2778/P) for various external alterations/extensions to the building including the enlargement of the eastern lightwell, new double height ground and first floor shopfront on the High Holborn elevation, rear extension at first floor level including new terrace, new rear terrace at second, fifth to ninth floor levels, erection of a ninth floor roof extension to form additional office space and alterations at roof level to include new and extended plant room.						
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:		A site notice was not required to be erected. No responses have been received				
CAAC/Local groups* comments: <small>*Please Specify</small>		No requirement to consult any local groups.				
Site Description						
The application site comprises a large purpose built office building fronting High Holborn. The building is 10 storeys high (including plant level). The building was built in the 1930s, it is not listed nor within a conservation area but backs onto Whetstone Park and the Bloomsbury conservation area, from Red Lion Street to the north.						

Relevant History

2008/2778/P - Various external alterations/extensions to the building including the enlargement of the eastern lightwell, new double height ground and first floor shopfront on the High Holborn elevation, rear extension at first floor level including new terrace, new rear terrace at second, fifth to ninth floor levels, erection of a ninth floor roof extension to form additional office space and alterations at roof level to include new and extended plant room – Approved (12/12/2008)

Relevant policies

S1/S2 – Sustainable development

T1 – Sustainable transport

T3 – Pedestrians and cycling

Camden Planning Guidance

Assessment

The following condition was attached to planning permission 2008/2778/P;

Before the development commences, details of the proposed cycle storage area for 26 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 details of 26 cycle parking spaces have been submitted to the Council and assessed by the Council's transport department. The plans illustrate that 26 bicycle storage spaces would be accommodated at basement level. The cycle spaces would be within a secure room and the cycle spaces would not include the requirement to hang bicycles from the wall. The cycle spaces would have a minimum 1m spacing between stands, which is considered to be acceptable.

The cycle storage area would be served via a bicycle gutter to be installed on the staircase as well as a refurbished lift at the rear of the property to be provided within an existing lift shaft. The proposed lift meets the minimum 2m width requirements required by a bicycle.

It is considered that the proposed layout for the cycle parking would be acceptable and that condition 3 should be discharged.

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