

**Our Ref:** SB/R1291**E-mail:**[burkes@rpsgroup.com](mailto:burkes@rpsgroup.com)**Your Ref:** 2003/1106/P**Direct Dial:** 01793 818120**Date:** 19<sup>th</sup> February 2008

Matthew Durling  
Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND



Dear Matthew,

**Discharge of condition 7 requiring cycle storage facility on site**

Please find attached a plan showing cycle parking facility for eight cycles on site to discharge condition 7 of the planning permission 2003/1106/P. This plan can be printed on A3 paper at scale 1:200.

Condition 7 states that 'prior to the commencement of the development hereby permitted, details of secure cycle storage space shall be submitted to and approved by the Local Planning Authority. The cycle storage shall be provided prior to the first occupation of the residential units and first occupation of the residential units and thereafter shall be maintained and used for cycle parking by residents and visitors of the residential use within the site only'.

Reason: To ensure that the development has the required level of on-site cycle parking space to comply with the requirements of Policy TR22 of the London Borough of Camden Unitary Development plan 2000.

The proposed cycle parking facility for Rosslyn House shows a total of eight spaces on the basis of one space per unit. The cycle stands are clear of routes needed for pedestrian movements; they are within the required distance from the building entrances; and are of Sheffield Style Stands as required by the Camden Planning Guidance 2006 for Cycle access – parking and storage. The measurements for the cycle



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storage are in accordance with the Camden Cityscape Design Manual 2005.  
Covered parking spaces have not been shown on site because of negative visual impact and lack of space.

I hope this satisfies the requirement to discharge the final condition for this planning permission.

I would really appreciate if you can deal with this urgently please as it would help the client progress with a possible sale for the property.

I am sending this letter and plan electronically to save time. I will follow up with a hard copy in the post.

If you require any further information please contact me.

Yours sincerely

SUNITA BURKE  
**Senior Urban Designer/Planner**

Enc.

