

bptw Partnership  
78 High Street  
Epping  
Essex  
CM16 4AE

Application Ref: **2007/6110/P**

Please ask for: **Joe Purcell**

Telephone: 020 7974 **3060**

29 February 2008

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)

Town and Country Planning (General Development Procedure) Order 1995

Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:

**Lyndhurst Hall  
Warden Road  
Athlone Street  
London  
NW5 4RE**

Proposal:

Provision of new water tank room, pump room and bicycle store in external courtyard as an amendment to planning permission 2005/4429/P

Drawing Nos: 04044-P-20-100; 05.143/ A(90)16 Rev B; A(90)17; A(90)18; A(90)19; L(00)01 Rev D; L(20)01 Rev H; L(20)02 Rev G; L(20)01 Rev H; L(20)022 Rev B; L(20)22 Rev C

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The proposed bicycle store, by reason of design of cycle storage/parking, would be contrary to policy T3 (Pedestrians and Cycling) of the London Borough of Camden



Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 2 The proposed bicycle storage facilities, by reason of the low number proposed, would be a detrimental provision to future occupants of the flats contrary to policy T3 (Pedestrians and Cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

Informative(s):

- 1 The applicant is advised that the area put aside is not enough for the 51 bicycle parking spaces required by condition, and the parking system proposed is not secure and may discourage use. In order to ensure the space is effectively used by occupants you are advised to replace the cycle store that has a 'hook and hang' storage system with alternative means of securing individual bicycles for example the 'Sheffield' stand proposed elsewhere on the site. Please contact Sam Longman (Transport Planner) on 020 7974 5956 for further advice on this matter.

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