

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/02/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		29/02/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Joe Purcell				2007/6110/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Lyndhurst Hall Warden Road Athlone Street London NW5 4RE				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Provision of new water tank room, pump room and bicycle store in external courtyard as an amendment to planning permission 2005/4429/P							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<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>		A site notice was displayed the 08/02/2008 expiring 29/02/2008. No objections were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

The site is located between Althone Street and Warden/Weedington Road, west of Kentish Town town-centre. Permission was previously granted for the demolition of Lyndhurst Hall and development of three 5-8 storey residential blocks.

## Relevant History

**2005/4429/P** Demolition of Lyndhurst Hall and development of three 5 to 8 storey residential blocks in a 'C' formation to provide 51 self contained flats with 17 car parking spaces at basement level.

*Granted 18/05/2006*

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

*London Borough of Camden Replacement Unitary Development Plan Adopted June 2006*

SD1 – Quality of Life;

SD6 – Amenity for occupiers and neighbours;

B1 – General Design Principles;

B3 – Alterations and extensions;

T3 – Pedestrians and Cycling;

*Supplementary Planning Guidance*

Pg 58 Cycle access – parking and storage

## Assessment

**Proposal:** The applicant proposes to convert the bicycle storage shed at ground floor level as approved in application 2005/4429/P into a water tank room and move the bicycle storage into the inner court yard. The principle material considerations are

Design of water tank room

Design of bicycle storage shed

If a satisfactory provision of bicycle storage is provided for the occupants of the flats

**Assessment:** The Local Planning Authority considers the design of the water tank room acceptable; it's of a simple design of rendered wall to match existing walls in the courtyard and two double doors. The design would have no impact on the street scene as its located in the internal courtyard.

The design of the bike shed fails to comply with Council policy. Its proposed to use stands that grip the wheel, the Council does not accept cycle stands that grip the wheels of the bicycles. Policy states there must be at least 1 metre between adjacent stands and 0.75 metres between the last stand and a wall, the proposed design fails on both counts.

In approved application 2005/4429/P the applicant stated that 51 spaces would be provided (1 per unit) to comply with council policy. Policy T3 – Pedestrians and Cycling states *"The Council will only grant planning permission for development that it considers to make satisfactory provision for pedestrians and cyclists."* The submitted plans includes provision for 26 cycle parking spaces which is only half the number required by condition (2005/4429/P).

**Conclusion:** The application fails with council policy and is recommended for refusal

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