

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/09/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Miss Kiran Chauhan				2007/3655/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
44 Hatton Garden London EC1N 8ER				See decision.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of bicycle storage pursuant to condition 5 of planning permission (ref. 2006/5841/P) (for change of use from office (Class B1) to residential (Class C3) use).							
<b>Recommendation(s):</b>		Grant.					
<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>							
<b>CAAC/Local groups* comments:</b> *Please Specify							

## Site Description

The application site comprises a 7-storey building with basement on the corner of St Cross Street and Hatton Garden. The ground floor and basement are in retail use (Walsh – Jewellery retailer) with separate office use on the upper floors (partially vacant).

The site is within the Hatton Garden Conservation Area. The nearest listed building is Wren House on the opposite side of St Cross Street.

## Relevant History

2006/5841/P – PP granted on 19.3.07 subject to S106 for change of use from office (Class B1) to residential (Class C3) to create 10 new self-contained units (one x 1 bed, seven x 2 bed and two x 3 bed units), and associated internal and external alterations.

## Relevant policies

T3

Camden Planning Guidance- chapter 13, cycle access

## Assessment

Condition 5 reads:

*Prior to the first occupation of the use hereby permitted, detailed drawings including plans elevations and sections, shall be submitted to and approved in writing by the Local Planning Authority to show the form of a secure and weatherproof structure for the storage of 11 bicycles. Thereafter, the bicycle store shall be constructed and made available for use on or before the first use.*

*Reason: To ensure that the development provides a suitable area for bicycle storage in accordance with the requirements of Policy T3 of the London Borough of Camden Unitary Development Plan 2006.*

The plans show that storage for folding bicycles has been provided. They would be mounted on wall brackets. The Camden Planning Guidance requires that storage for full size non-folding bicycles should be provided. However, there are a couple of reasons why storage for full size bicycles cannot be provided:

- as the building is an old existing building which is being converted, the lift is very small and would not be able to fit a bicycle; thus making cycle storage in each of the flats either very difficult or impossible
- there is insufficient room in the lobby area and there is no other external space or garden

Although folding cycle storage is not ideal, there is no location where full size cycles could be stored. The developer has stated that he would pay for the bicycles for the residents.

Recommendation: Grant.