

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/07/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Miss Kiran Chauhan				2007/2628/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Site comprising 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St (including Jellicoe House Marlborough House Regency House Follett House Strode House Goodyear House & rear of 28-30 Osnaburgh St) London NW1 3BL				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 75 cycle spaces within residential basement car park pursuant to condition 18 of planning permission granted subject to a section 106 legal agreement dated 8th June 2006 (ref. 2004/1700/P)							
<b>Recommendation(s):</b>		Approve.					
<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

A street block comprising of various office and residential buildings about to undergo large scale redevelopment.

### Relevant History

8.6.06 – PP granted subject to a S106 for the demolition of the existing buildings and the erection of new buildings containing residential, commercial, retail/professional/food and drink/community uses.

### Relevant policies

T3 – Pedestrians and cycling  
Camden Planning Guidance

### Assessment

Condition 17 reads:

‘The residential element of the development shall not be commenced until a plan has been submitted to and approved in writing by the LPA showing basement provision for 75 cycles within the residential car park. The approved cycle provision shall be provided prior to occupation of the residential buildings and retained thereafter and used for no other purpose’.

The plans show the provision of 90 bicycle spaces on bike racks and 34 further spaces within a store. The cycle parking spaces provided are therefore significantly in excess of the requirement and this is welcomed. The spaces have been provided in safe locations and in the broad locations as shown on the drawings for the approved scheme.

**Recommendation: Discharge condition.**